



Ham Street, Richmond, TW10

Approximate Area = 1509 sq ft / 140.1 sq m

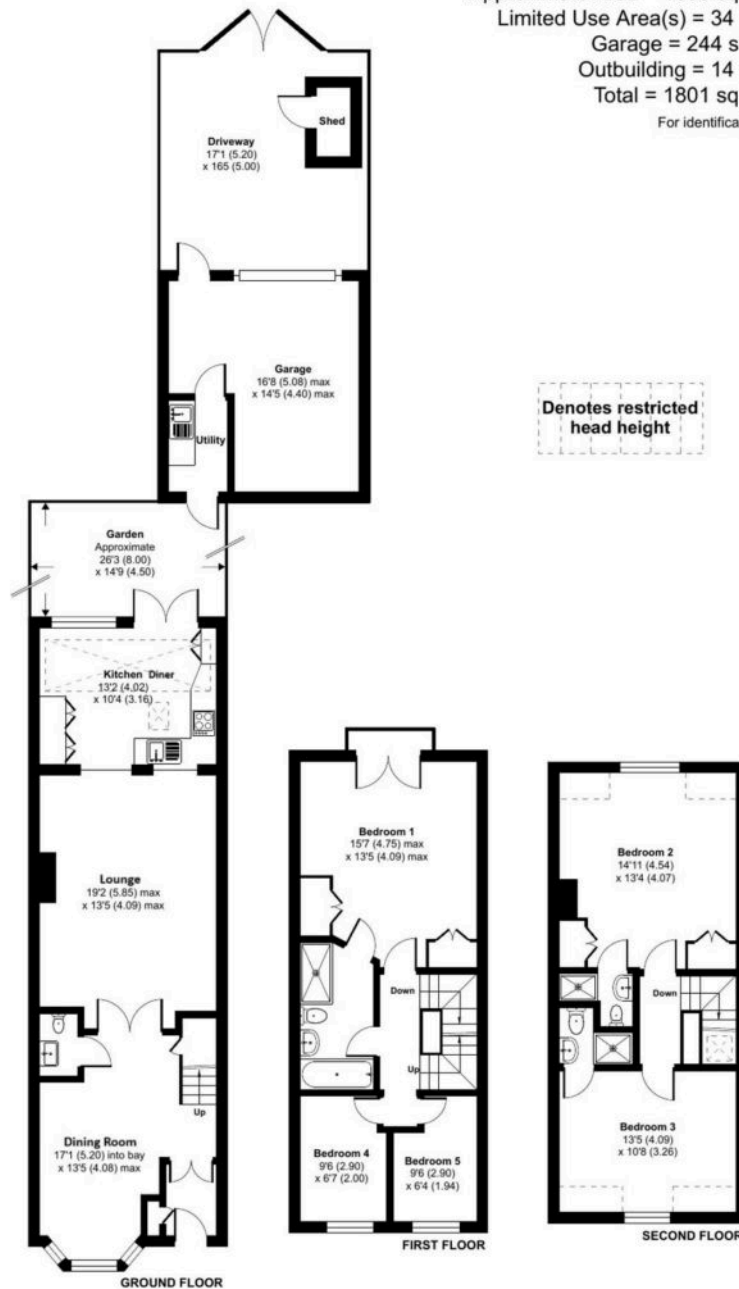
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 244 sq ft / 22.6 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1801 sq ft / 167.3 sq m

For identification only - Not to scale



- Stunning Remodelled, Extended & Upgraded 5 BEDROOM 3 BATHROOM townhouse. Beautifully presented - copious bespoke features, generous storage, meticulous attention to detail throughout.
- Wrought Iron rear double gates to secure off street parking and further double doors into large garage with power and light.
- Energy Efficiency Rating BAND C.
- Sunny SW Facing Rear Garden with palm and olive trees. Formal front garden with double entrance gates.
- Airy open plan style ground floor with oak flooring, cast iron style radiators, WC, 17 ft dining room with fitted servery/bar, 19ft lounge with wood burner in feature fireplace.
- Extended kitchen/informal diner with hob, oven, dishwasher. Separate exterior utility room. Independent hot water supply to both kitchen & utility.
- En suites to both 2nd floor bedrooms : New Juliet Balcony to the principal 1st floor bedroom : Super roomy main 1st floor bathroom with both bath and wide walk in shower : Engineered beech flooring to the upper floors.
- In historic Ham Street just yards from the open spaces of picturesque Ham Common with its traditional village pond, pub, cricket club and lime tree avenue leading to Ham House (NT) & river.
- Well designed use of space and thoughtful and well crafted provision of storage cupboards, wardrobes and shelving.

Hall

Part glazed entrance door into hall lobby with tiled floor, door to meters/shelved store cupboard and double doors through into dining room.

Dining Room

17' 1" x 13' 5" (5.20m x 4.08m)

Engineered oak floor, front bay with sash windows, cast iron style radiator, fitted servery/bar with cabinet under.

Ground Floor Cloakroom

Wash hand basin with tile splashback, WC, eye level cupboard and understair store.

Lounge

19' 2" x 13' 5" (5.85m x 4.09m)

Double entrance doors, engineered oak flooring. wood burner on tiled hearth with fireplace surround, mantelpiece and overmantel with mirror insets. two cast iron style radiators, inbuilt shelving and cupboards, wainscotting.



Extended Kitchen/Breakfast

13' 2" x 10' 4" (4.02m x 3.16m)

Units fitted at eye and base level, worksurfaces, inset one and a half bowl sink unit, inbuilt oven, inset hob with hood over, space for wide fridge/freezer, integral dishwasher, breakfast area with space for table and chairs, oak flooring, cast iron style radiator, rear windows and doors to garden.

Utility Room

Separate external utility room to the garage outbuilding.

Worktop and tile splashback, inset sink, space and plumbing for washing machine, independent hot water supply.



1st floor Landing

Engineered beech flooring, doors to all rooms.

Bedroom 1 (Rear)

15' 7" x 13' 5" (4.75m x 4.09m)

New Juliet balcony and windows to rear aspect, two inbuilt wardrobes each with hanging and shelving, engineered beech flooring, radiator, en suite door to bathroom.

Bathroom

Tiled floor, heated towel rail, wide shower enclosure with rainforest head, wash hand basin with cabinet under, downlighters, WC. Jack and Jill style with entrance doors and glass bricks to each side into rear bedroom and front left bedroom.

Bedroom 4 (Front Left)

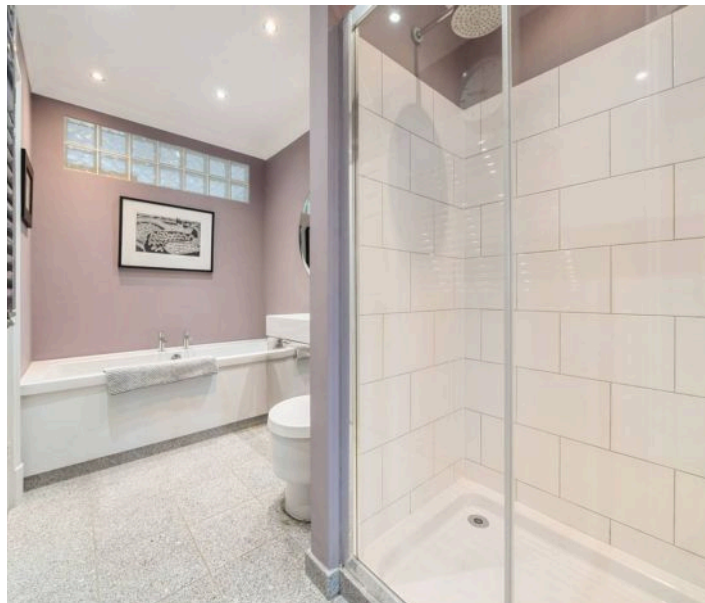
9' 6" x 6' 7" (2.90m x 2.00m)

Double glazed sash window to front, engineered beech floor, radiator, en suite door to bathroom.

Bedroom (Front Right)

9' 6" x 6' 4" (2.90m x 1.94m)

Double glazed sash window to front, engineered beech floor, radiator, built in shelving and store cupboard.



2nd Floor Landing

Balustrade, lantern style light tower.

Bedroom 2 (Rear)

14' 11" x 13' 4" (4.54m x 4.07m)

Double glazed window to rear, engineered beech floor, cast iron style radiator, two fitted wardrobe cupboards both with double doors, hanging and shelving, door to en suite.

En Suite

Wash hand basin with cabinet under, WC, tiled floor, door to tiled shower enclosure, heated towel rail, downlighters.

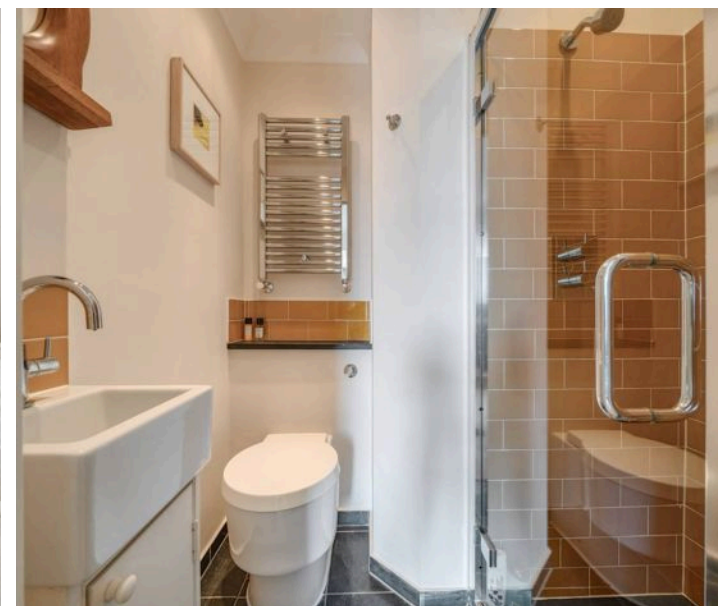
Bedroom 3 (Front)

13' 5" x 10' 8" (4.09m x 3.26m)

Double glazed front window, cast iron style radiator, engineered beech floor, downlighters, double doors to wide inbuilt services cupboard with integrated heat store and Glow Worm system boiler, door to en suite.

En Suite

Wash hand basin with cabinet under, fitted shelving, WC, tiled floor, door to tiled shower enclosure, heated towel rail, downlighters.



Wrought Iron Secure Rear Double Gates into off street parking on brickblocked drive with further double doors into a large garage with power and light.

Personal access to and from the garden via the utility room.

Sunny SW facing garden, established trees ,olive and palm, planted areas, paving and slate chippings.

Picket fence and double entrance gates to front garden, part slate chippings and partly paved.

Tenure : Freehold

Energy Rating : Band C

Council Tax : Band G (London Borough of Richmond upon Thames)





- *These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.*

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