







- NEW! Refurbished FOUR BEDROOM HOUSE very neatly presented inside and out!
- Roomy double aspect lounge/dining room with patio doors to the garden and solid fuel burner in feature brick fireplace surround with inset log store.
- Smartly remodelled kitchen/breakfast room with fitted servery/informal dining peninsula with space for chairs/stools under. 2 pantry/store cupboards, fitted units & integral hob, oven, fridge, freezer.
- Bright entrance hallway with ground floor cloakroom. Tiled 1st floor family bathroom with shower bath.
- 3 double bedrooms and good sized single 4th room over 10 ft x 7 ft. Wall length fitted wardrobes to principal bedroom.
- The neighbouring property has also extended into the loft plus a dormer box.
- Generous rear garden with patio and lawn all secluded by 2m approx high fencing. 2 brick store sheds and side access gate. Brickblocked front garden.
- Double glazed throughout : Gas central heating system with condensing boiler. : Smart system entrance lock.
- Located in a residential road within reach of the riverside and pedestrian/cycle bridge at Teddington Lock.
- Close to buses to Richmond and Kingston. Within reach of local shops and schools including sought after Grey Court, Tiffin Girls and the Kingston Academy.

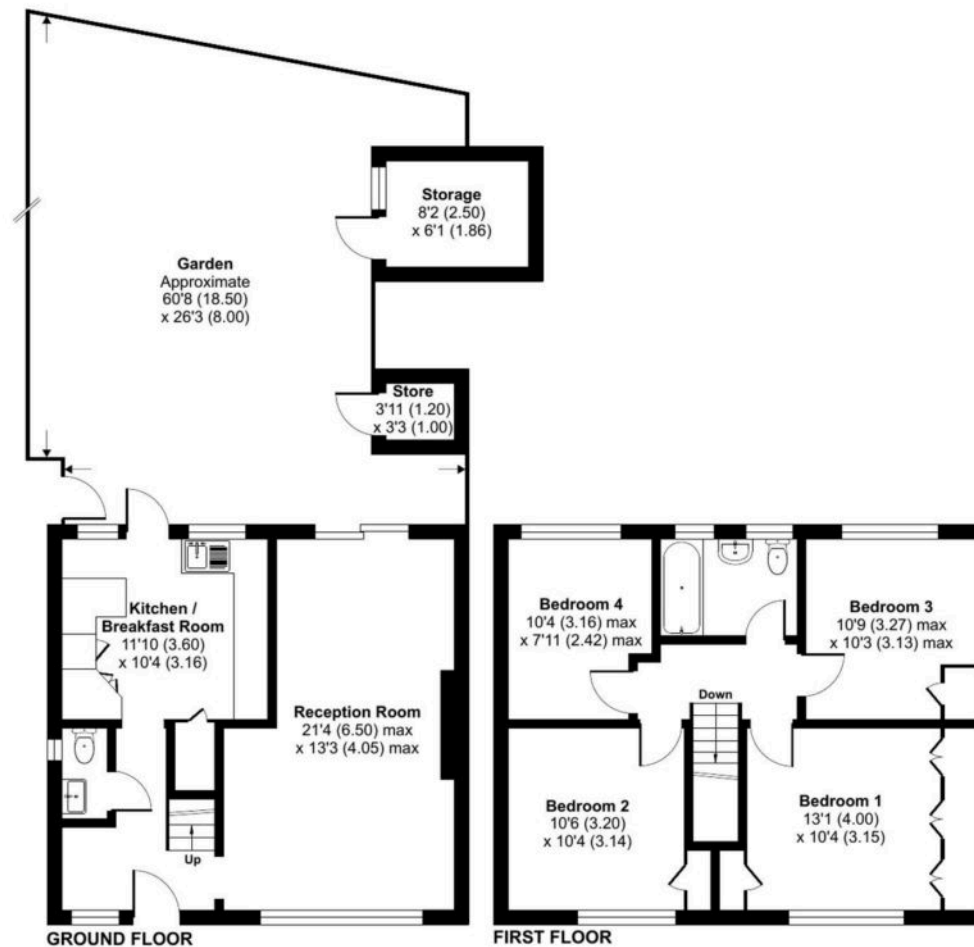
## Vancouver Road, Richmond, TW10

Approximate Area = 1058 sq ft / 98.2 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Total = 1121 sq ft / 104 sq m

For identification only - Not to scale





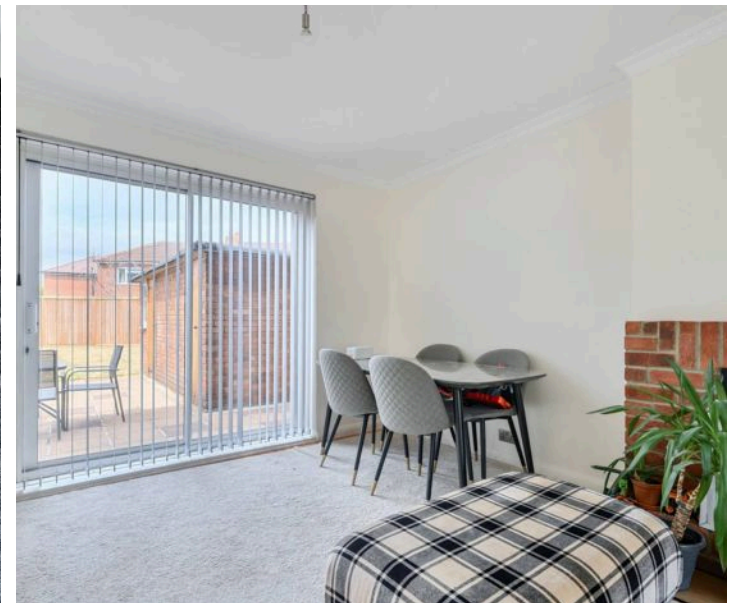
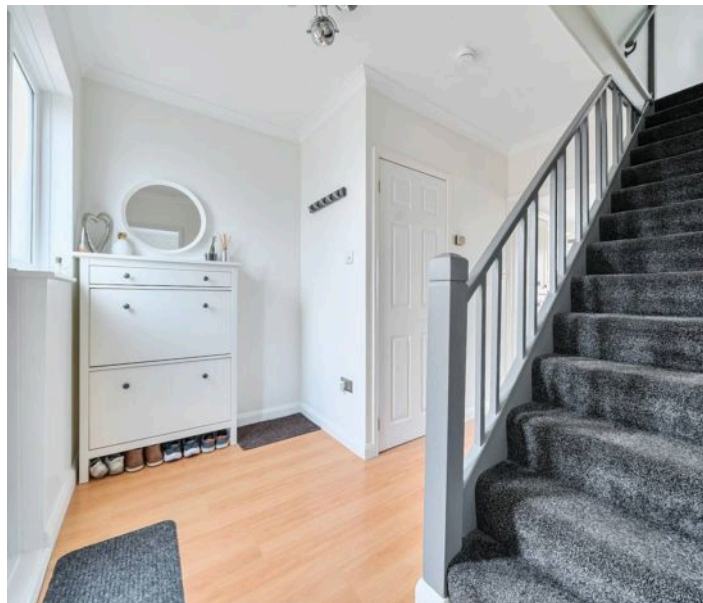
### Entrance Hall

Composite entrance door, frosted double glazed window, laminate floor, radiator.

### Lounge/Dining Room

21' 4" x 13' 3" (6.50m x 4.05m)

Bright double aspect room with double glazed front window and rear double glazed patio doors to garden. Two radiators, laminate floor, solid fuel burner inset in feature brick fireplace surround with indented log store.



### Kitchen/Breakfast Room

11' 10" x 10' 4" (3.60m x 3.16m)

Fitted informal dining surface with space for chairs/stools, radiator, two double glazed rear windows and access door to garden, fitted units at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit, inset gas hob with fitted hood over, integral fridge and freezer, space for dishwasher, door to corner pantry/store cupboard, door to understairs pantry/store cupboard, cupboard concealing wall mounted condensing boiler.

### Cloakroom

Frosted double glazed side window, WC, wainscoting, wash hand basin, laminate floor.





### 1st Floor Landing

Stairs from hall to 1st floor landing with trap to loft and doors to all rooms.

### Bedroom 1 (front)

13' 1" x 10' 4" (4.00m x 3.15m)

Double glazed window, wall length fitted wardrobes, additional over stair wardrobe cupboard, radiator, wall light.

### Bedroom 2 (front)

10' 6" x 10' 4" (3.20m x 3.14m)

Double glazed window, radiator.

### Bedroom 3 (rear)

10' 9" x 10' 3" (3.27m x 3.13m)

Double glazed window, radiator, door to airing cupboard with hot water cylinder and shelving over.

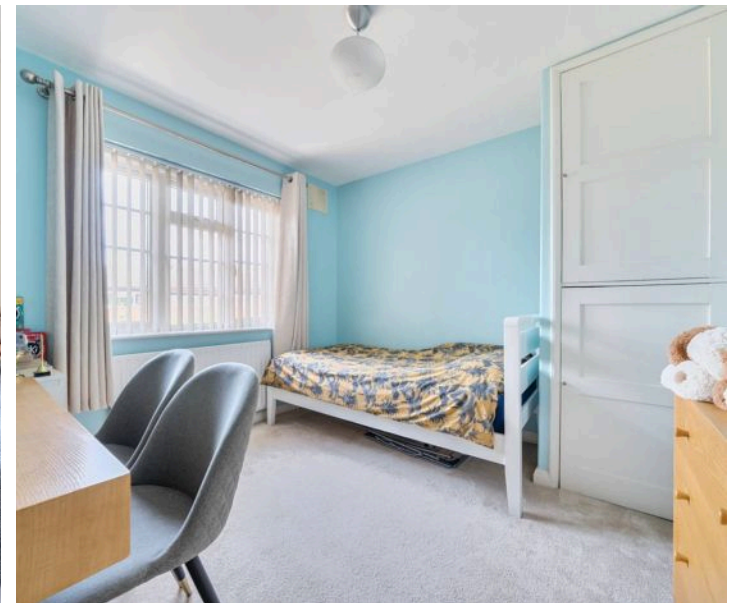
### Bedroom 4 (rear)

10' 4" x 7' 11" (3.16m x 2.42m)

Double glazed window, radiator.

### Bathroom

Tiled floor and walls, shower bath with screen, heated towel rail, wash hand basin and vanity shelf with cabinets and drawers under, WC, downlighters, two double glazed frosted windows.







**Front Garden :**

Formal brickblocked front area with fenced surround.

Rear Garden 60 ft 8 (18.5m) x 26 ft 3 (8m)

Paved patio to immediate rear of the house with side access gate, main area grassed and secluded to each side by 2m approx high fencing. Doors to two brick built storage sheds.





## Vancouver Road, Ham, TW10

Council Tax band: E

Tenure: Freehold

EPC Energy Rating: Band D

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. We have been advised regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

Mervyn Smith Sales & Lettings

311 & 315 Richmond Road, Ham Parade, KT2 5QU

mail@mervynsmith.co.uk 020 8549 5099

[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)