





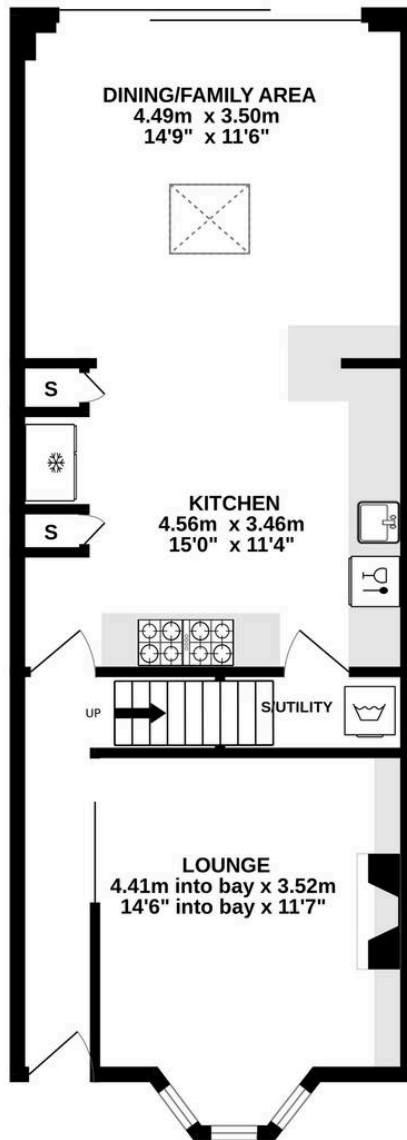


## New Road, off Ham Common

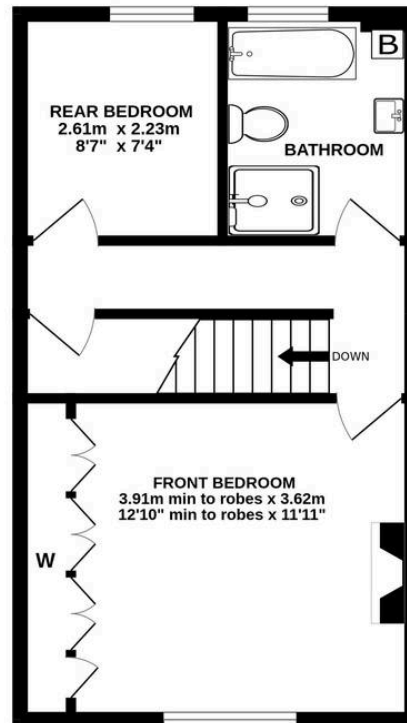
- Beautifully extended & remodelled 3 BEDROOM 2 BATHROOM VICTORIAN HOUSE over 3 floors + independent GARDEN CHALET with SHOWER ROOM & own rear access!
- Highly prized picturesque location directly off Ham Common with its traditional pond, village pub and cricket square. Walk across the Common and Ham Gate Avenue into Richmond Park.
- Characterful front lounge with fireplace : Contemporary extended 30ft/9m rear kitchen/dining/family room.
- 2 1st floor bedrooms, family bathroom with both bath + walk in shower. Bright and airy loft master suite with both a free standing bath and ensuite shower room.
- Bespoke rear chalet with studio room, separate shower room, and stairs to galleried sleeping platform. Own independent access via a rear access door.
- CLOSE REACH OF SOUGHT AFTER GREY COURT SCHOOL and the German School, plus a nearby choice of primary schools and nurseries.
- Local shopping and facilities including Post Office, Swiss & German delis, library, convenience stores and coffee shops.



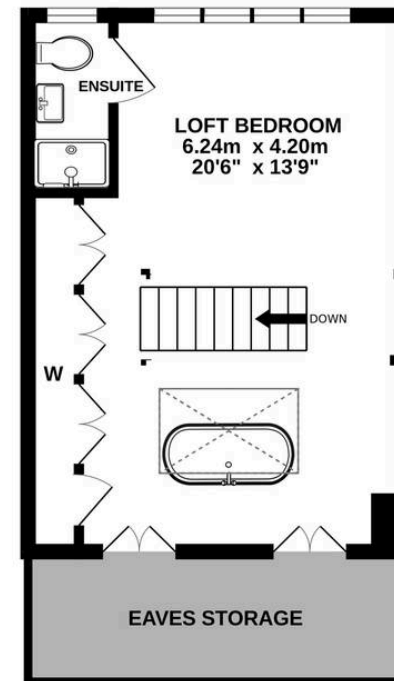
GROUND FLOOR  
55.7 sq.m. (600 sq.ft.) approx.



1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



2ND FLOOR  
26.9 sq.m. (289 sq.ft.) approx.



TOTAL FLOOR AREA : 119.3 sq.m. (1284 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Hall

Part glazed entrance door, panelled walls, wood floor, cast-iron style radiator, coatrack, pocket door to lounge.

## Front Lounge

14' 6" x 11' 6" (4.41m x 3.50m)

Bay window to front aspect, fireplace and hearth, fitted cabinets and shelving over to each side, cast iron style radiator.

## Extended Rear Kitchen/Diner/Family Room

29' 8" x 11' 6" (9.05m x 3.50m)

KITCHEN : Abt 15 ft x 11 ft 4 (4.56m x 3.46m) Fitted units at eye and base level, worktops, wine cooler and wine rack, two double range cooker with 8 burners and wide hood over, inset Belfast sink, integral Smeg dishwasher, space for American style fridge with fitted pantry cupboards to each side, wood floor, stable door to STORE/UTILITY: Spaces for appliances. DINING/FAMILY AREA: Abt 14 ft 9 x 11 ft 6 (4.49m x 3.50m) Skylight window, double glazed sliding doors to garden, pendant lights, wood floor.





**1st Floor Front Bedroom**

12' 10" x 11' 11" (3.91m x 3.62m)

Sash window to front aspect, cast iron style radiator, fireplace with wood mantelpiece, room depth fitted wardrobes.

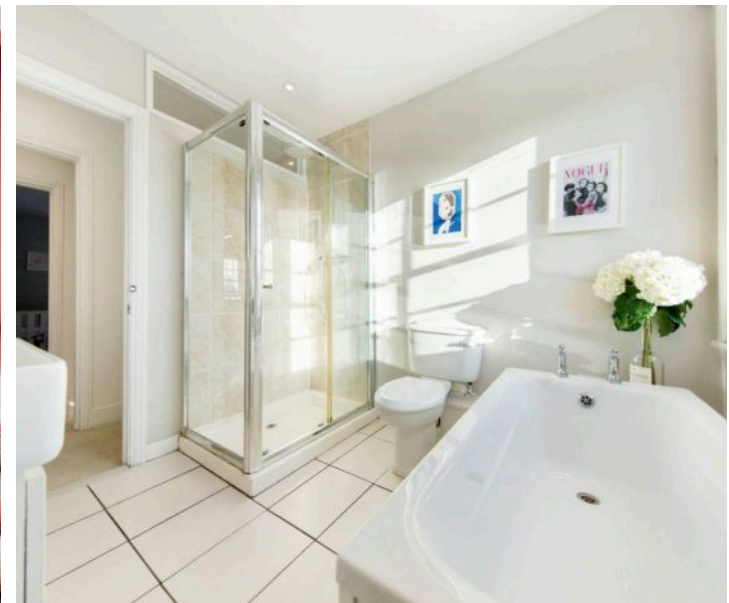
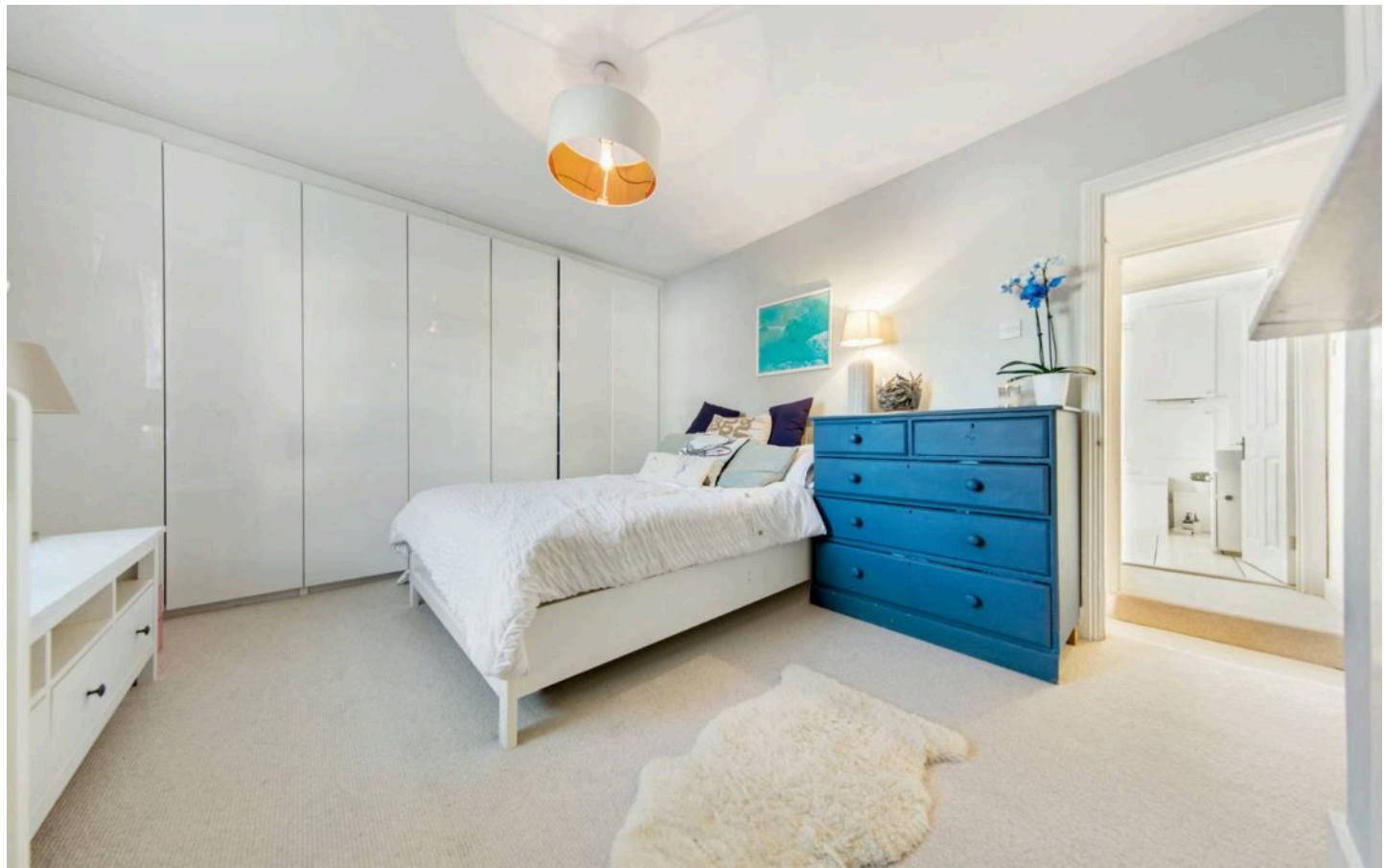
**1st floor Rear Bedroom**

8' 7" x 7' 4" (2.61m x 2.23m)

Sash window to rear aspect, radiator, panelled wall, wall light.

**Family Bathroom**

Walk in shower with rainforest head, tiled floor, wash hand basin with cabinet under, WC, heated towel rail/radiator, panel enclosed bath, sash window, cupboard concealing Worcester boiler.



## 2nd Floor Bedroom

20' 6" x 13' 9" (6.24m x 4.20m)

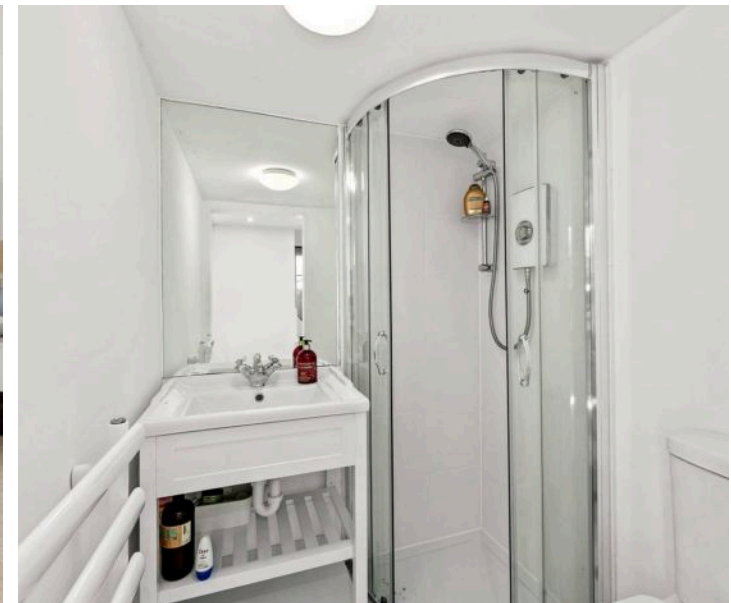
STAIRCASE TO LOFT BEDROOM Glass panel balustrades. LOFT

BEDROOM Abt. 20 ft 6 x 13 ft 9 max (6.24m x 4.20m max)

Front area with wide velux window, eaves storage, doors to store/wardrobe cupboards, free standing bath and heated towel rail/radiator. Main rear bedroom area with casement window and awning, inbuilt wardrobe cupboards.

## 2nd Floor En Suite

Wash hand basin with cabinet under, WC, shower with sliding door, tiled floor, inbuilt medicine cupboard, rear window.

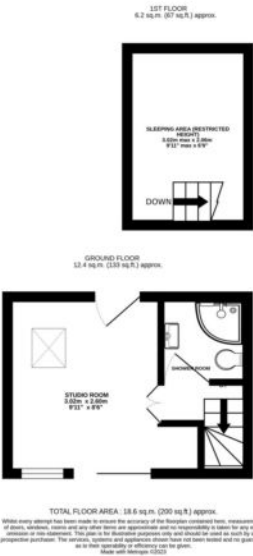




Rear Garden with decking and easygrass lawn.

Chalet Outbuilding

Sliding door and leaded style double glazed window to front, vaulted ceiling and velux skylight, cabinet with inset sink, spotlight rail, rear access door to independent access passageway, double louvre doors to lobby with staircase up to galleried sleeping surface.







## New Road, Ham, Richmond

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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