





## Camilla Cottage Upper Ham Road

Ham

Charming two double bedroom detached cottage tucked behind gates close to Ham Common and Ham Parade. Characterful accommodation including reception room with fireplace, dining room, kitchen with conservatory and a private courtyard garden with off street parking. Council Tax band: G

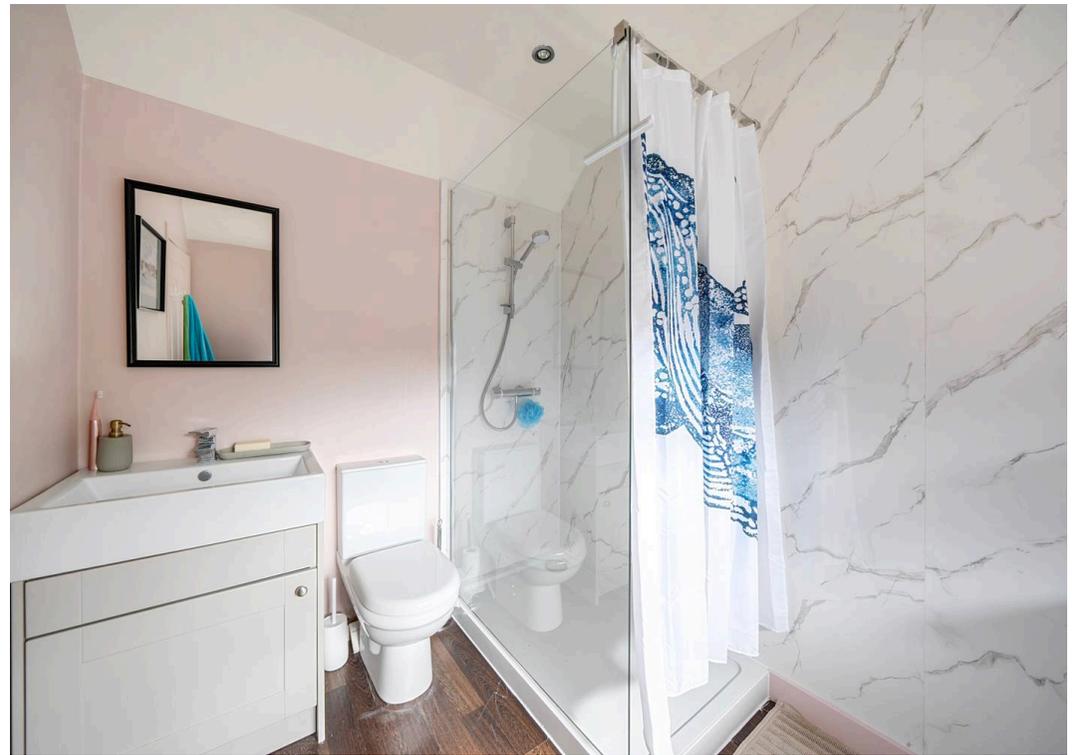
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming detached cottage enjoying beautiful views across Ham Common
- Elegant open-plan living space designed for both relaxing and entertaining
- Characterful mantel and oak parquet flooring combining to create a warm and distinctive focal point
- Double doors opening onto a secluded courtyard garden, perfect for private outdoor dining and summer evenings
- Well-appointed kitchen with adjoining utility/conservatory-style space
- Two generous double bedrooms with high ceilings, filled with natural light and leafy outlooks
- Ground floor WC and well-presented shower room
- Secure gated entrance leading to front cottage garden, offering it charm
- Peaceful yet highly convenient setting. moments





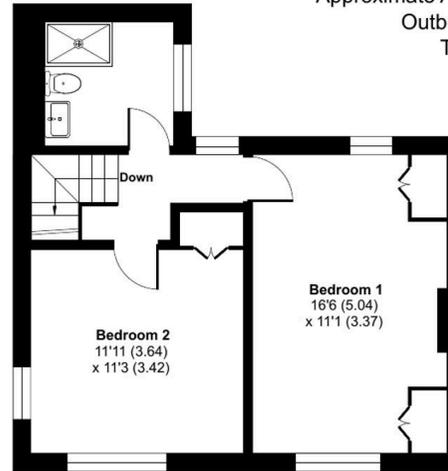
# Upper Ham Road, Richmond, TW10

Approximate Area = 909 sq ft / 84.4 sq m

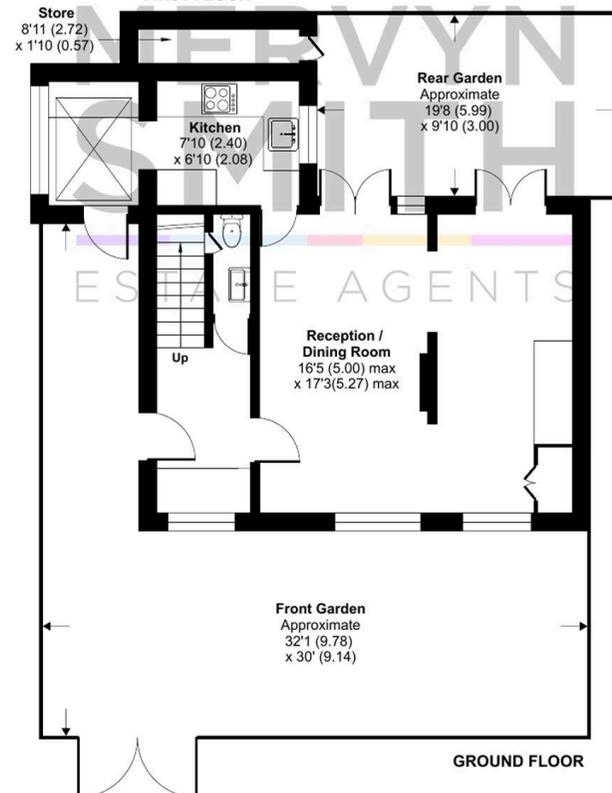
Outbuilding = 17 sq ft / 1.5 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR