



- Bright and spacious sought after 'CHALET' STYLE MID CENTURY HOUSE with 3 REALLY GENEROUS BEDROOMS, GARAGE and a sunny SOUTHWESTERLY GARDEN.
- Competitively priced for updating but is already EPC BAND C with double glazing, gas central heating system with Worcester Greenstar condensing boiler + air con units to lounge and main bedroom.
- VACANT POSSESSION and NO ONWARD CHAIN!
- Super full width double aspect lounge/dining room with twin patio doors to the garden.
- Kitchen plus additional utility room with independent front access.
- Within nearby reach of requested Grey Court School and a choice of nearby nurseries and primary schools. Within reach of the German School.
- Moments from the protected open spaces of Ham Riverside Lands leading across to the Thames towpath and footbridge over at Teddington Lock.

Council Tax band: E

Tenure: Freehold

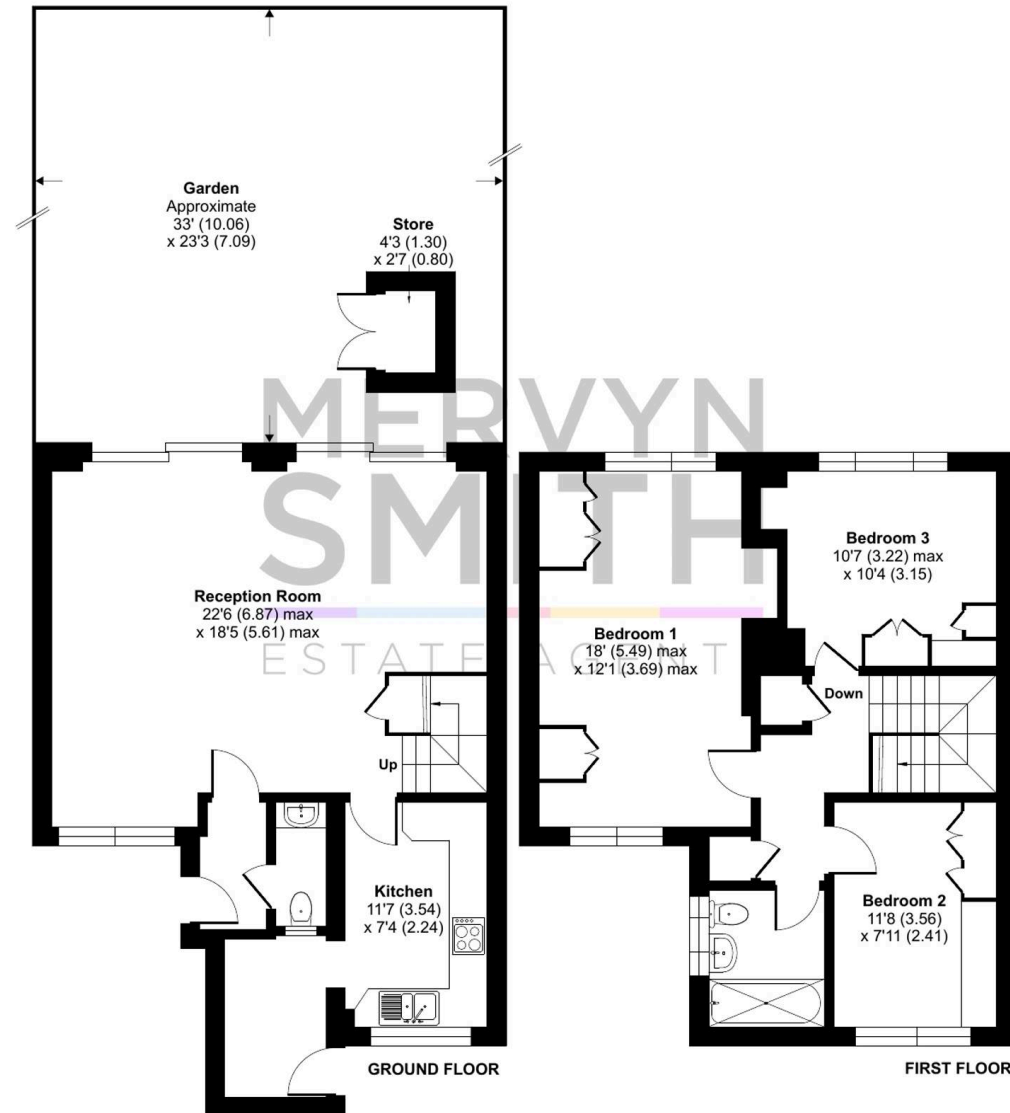
## Ashburnham Road, Richmond, TW10

Approximate Area = 1170 sq ft / 108.6 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1181 sq ft / 109.6 sq m

For identification only - Not to scale





### Hall

Double glazed entrance door and frosted window panel, radiator. door into..

### Ground Floor Cloakroom

WC, wash hand basin with cabinet under and tile splashback, radiator, casement window to utility.

### Lounge/Dining Room

Bright double aspect room with double glazed windows to front and twin rear double glazed patio doors to the garden. The room has three radiators plus a wall mounted air-conditioning unit. Understair storage cupboard.

### Kitchen

Units fitted at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit, double glazed window, inset Neff gas hob with fitted extractor hood over, inbuilt Neff oven, space for other appliances, radiator, space for breakfast table.

### Utility

Spaces for various appliances, wall mounted Worcester Greenstar condensing boiler, radiator, part glazed door out to the front.





### 1st floor Landing

Stairs from lounge/diner up to 1st floor landing with balustrade, store cupboard, trap door to loft, airing cupboard with hot water cylinder and slatted shelving over.

### Principal Bedroom

Double aspect room with double glazed windows to front and rear, fitted range of bedroom furniture including wardrobes, eye-level cupboards, dressing table units and bedside cabinets with bedside lights over. Radiator plus an air conditioning unit.

### Bedroom 2 (rear)

Double glaze window overlooking the garden, radiator, fitted bedroom furniture including wardrobes, eye level cupboards, dressing table unit and cabinet.

### Bedroom 3 (front)

Double glazed window, radiator, fitted wardrobes, cabinets and drawers.

### Bathroom

Panel enclosed with shower curtain and mixer, pedestal wash hand basin, WC, double glazed frosted fanlight windows, part tiled walls, combined radiator and heated towel rail.



### Front Garden

Established palms, greenery and feature hedges.

### Rear Garden

Patio, grassed and planted areas. Rear access gate round to garage block.

### GARAGE

No.285. In a battery to the rear with hardstanding forecourt and vehicular access off Ferrymoor.



**SERVICE CHARGE**: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This was £499 from 26/3/2025 - 25/3/2026







## Mervyn Smith

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