



**MERVYN  
SMITH**  
SALES & LETTINGS

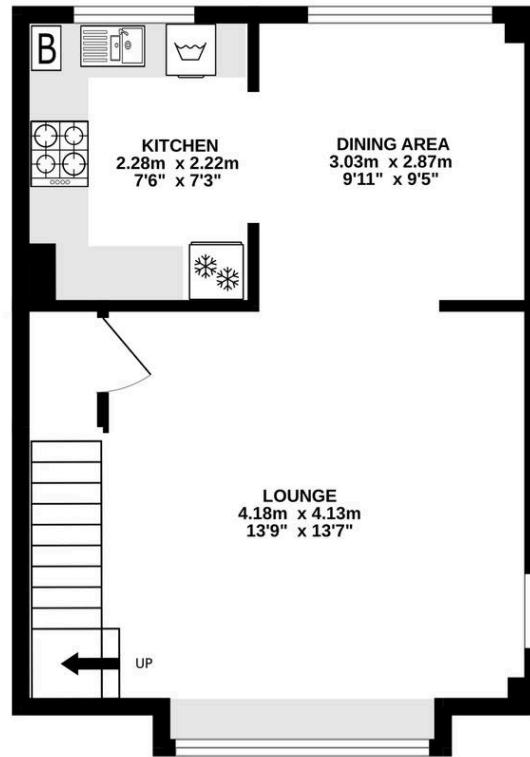
Watermill Close, Ham, Richmond, TW10  
£475,000

- Beautifully presented 2 DOUBLE BEDROOM END TERRACE MAISONETTE over 90 sqm in move-in condition and quietly located in a residential crescent.
- Ready for a quick sale with VACANT POSSESSION and NO ONWARD CHAIN!
- PRIVATE ENTRANCE at ground floor level.
- Bright double aspect to both the lounge and the main bedroom. Box bay with bench seat to the lounge. All windows double glazed with fitted shutters. Inbuilt wardrobe cupboards to both bedrooms.
- Smart fitted kitchen with integral oven and hob : Stylish refurbished bathroom.
- EPC BAND C : Radiator gas central heating and hot water system with a Worcester Greenstar condensing combi boiler.
- Access to a useful storage loft.
- Excellent schools and nurseries nearby : Within reach of Grey Court, The German School, Meadlands, St Richards and The Russell School.
- Moments from buses to Richmond and Kingston and near local shops including a Post Office, Swiss bakery and Tesco Express.
- Just off the Richmond Park - Teddington Lock cycle route and a short walk from the recreational spaces of Ham Riverside Lands.

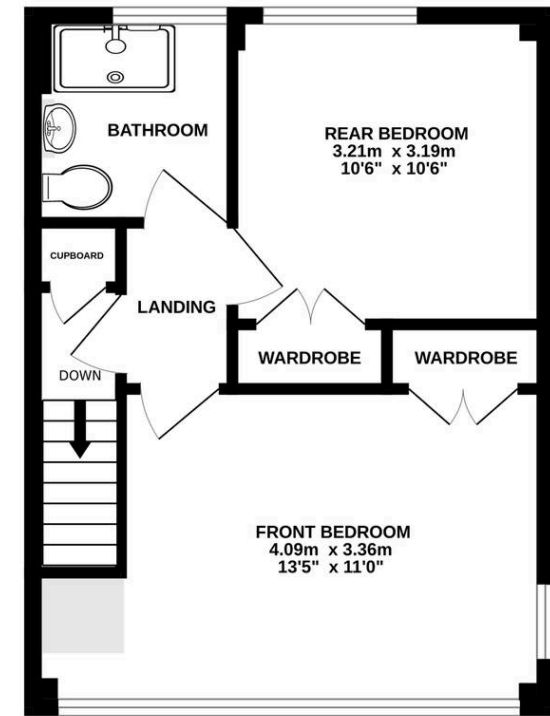
Council Tax band: D

EPC Energy Efficiency Rating: C

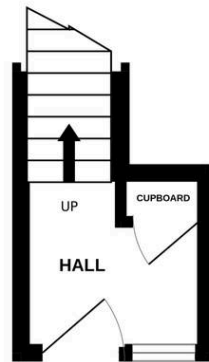
1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



2ND FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



GROUND FLOOR  
4.5 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (855 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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### Ground Floor Entrance Lobby

Carolina style uPVC entrance door, frosted double glazed front window, recycling cupboard with exterior UPVC door and interior shelf, doors to meter/store cupboards, laminate floor, stairs up to 1st floor.

### Lounge

Bright double aspect room with front projecting box bay with fitted shutters and interior bench seating, further double glazed window to side aspect with fitted shutters. Radiator, arch through to dining room.



### Dining Room

Radiator, double glazed window to rear with fitted shutters, arch to kitchen.

### Kitchen

Double glazed window to rear, kitchen units fitted at eye and base level with worktops and tile splashbacks, inset gas hob with fitted hood over, inbuilt electric oven, cupboard housing Worcester Greenstar condensing combi boiler, spaces for upright fridge freezer and washing machine.





## 2nd Floor Landing

Staircase from lounge to top floor landing, glazed door to inner landing with trap door to loft.

## Bedroom 1

Double aspect room with room width double glazed front windows and additional window top side all with fitted shutters, radiator, display shelf, double doors to in built wardrobe cupboard.

## Bedroom 2

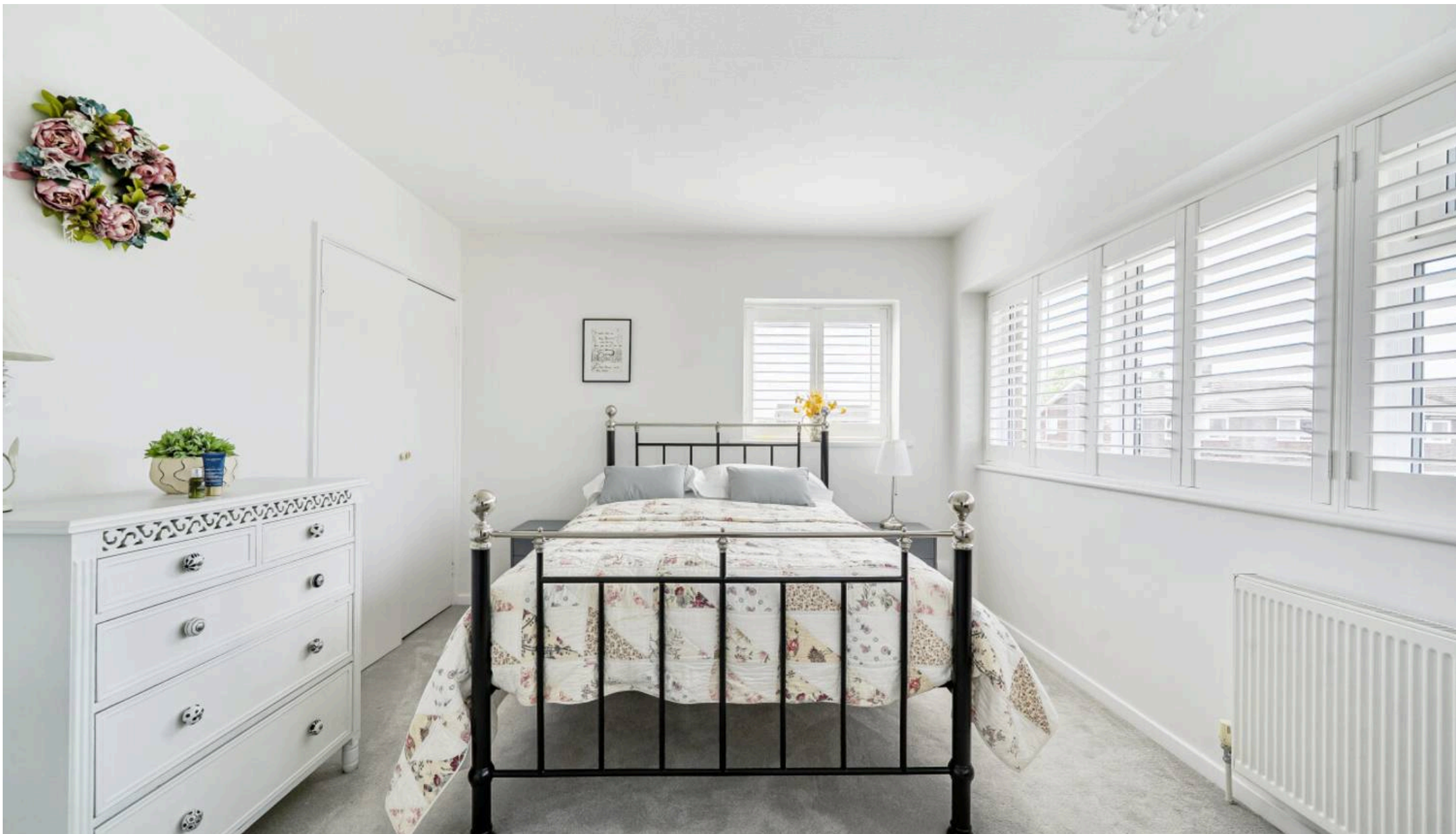
Double glazed window to rear with fitted shutters, radiator, double doors to inbuilt wardrobe cupboard.

## Bathroom

Walk-in shower with rainforest head and glass screen, frosted double glazed window, wash hand basin with cabinet under, WC, tall heated towel rail.







## Mervyn Smith

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