



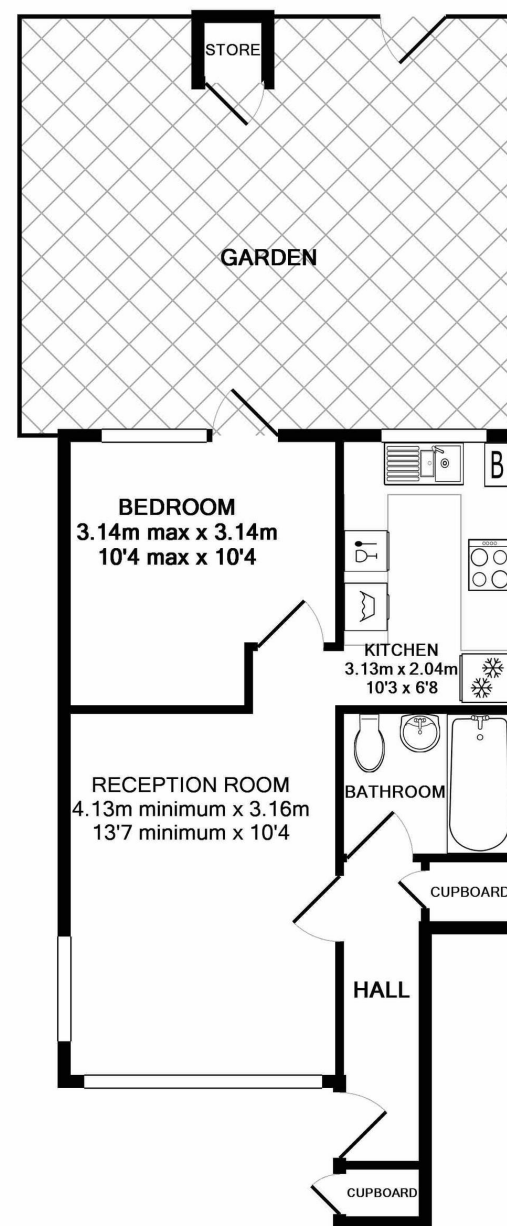
CHAIN FREE: Own front door, private 30 ft garden and its own garage. All on one level, with a double aspect reception, a double bedroom opening onto the garden and free unrestricted parking in the road. 409 sq ft, and a kitchen and bathroom ready for updating.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Private 30 ft rear garden with shed and gate
- Own private front door, all on one level
- Double bedroom opening onto the garden
- Double aspect reception and dining room
- Own brick garage with up and over door
- Offered with no onward chain
- Free, unrestricted parking in the road
- Kitchen and bathroom ready for updating
- Quiet residential road in Ham Riverside Village, with nearby access to the open Riverside Lands
- Tesco Express, Post Office, pharmacy, bakery and takeaways locally, buses to Richmond and Kingston



TOTAL APPROX. FLOOR AREA 38.0 SQ.M. (409 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Entrance door, door to base level store cupboard.

Lounge/Diner

13' 7" x 10' 4" (4.13m x 3.16m)

Double aspect room with double glazed windows to front and side, radiator, wood flooring.

Kitchen

10' 3" x 6' 8" (3.13m x 2.04m)

Units fitted at eye and base level, spaces for fridge/freezer, washing machine and dishwasher, inset hob and inbuilt oven, wall mounted boiler, double glazed window to garden.

Bedroom

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

Radiator, wood flooring, sliding mirrored doors to wardrobe cupboards, double glazed window and door to garden.



Outside

Front Garden

Grassed with borders. Door to exterior store cupboards.

Rear Garden

Private rear garden, walled to the left side. Patio to immediate rear of the flat with pull out sun awning over and outside tap. main area grassed with borders. Garden shed and rear access gate.

Garage

Brick and block garage in nearby battery. Up and over door.







Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

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