



Upper Ham Road  
Richmond, TW10

CHESTERTONS





Presenting a stunning five-bedroom detached property on Ham Common, with a large private gated entrance and parking for multiple cars.

Inside, enjoy a spacious reception room leading to a decked veranda, a large kitchen dining area with garden access, and a ground floor featuring an office, dining room, guest bedroom, bathroom, and laundry room.

The lower floor hosts a games room/cinema and storage, while the upper floor offers 3 double bedrooms and a master suite with balcony views.

Outside, a generous wrap-around garden offers extension possibilities, and a separate annex above the carport provides a studio room, kitchen, and shower room, perfect for guests or a live-in nanny/teenager.

- Five generous bedrooms
- Separate Annex/ Car port
- Extremely private, set back from Ham Common
- Lateral living
- Large wrap around garden

Asking Price £3,500,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** H

**Chestertons Richmond Sales**

23a Friars Stile Road

Richmond

Surrey

TW10 6NH

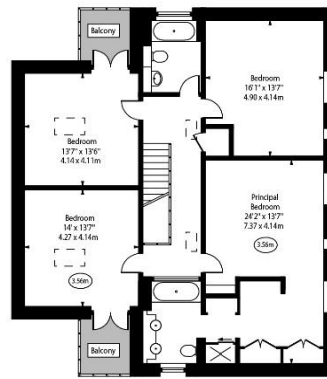
richmond@chestertons.co.uk

020 3758 3222

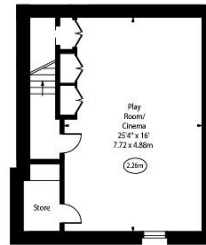
Langton House,  
Upper Ham Road,  
Richmond,  
Surrey, TW10



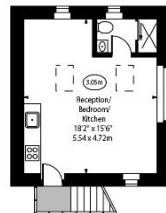
○ Ceiling Height



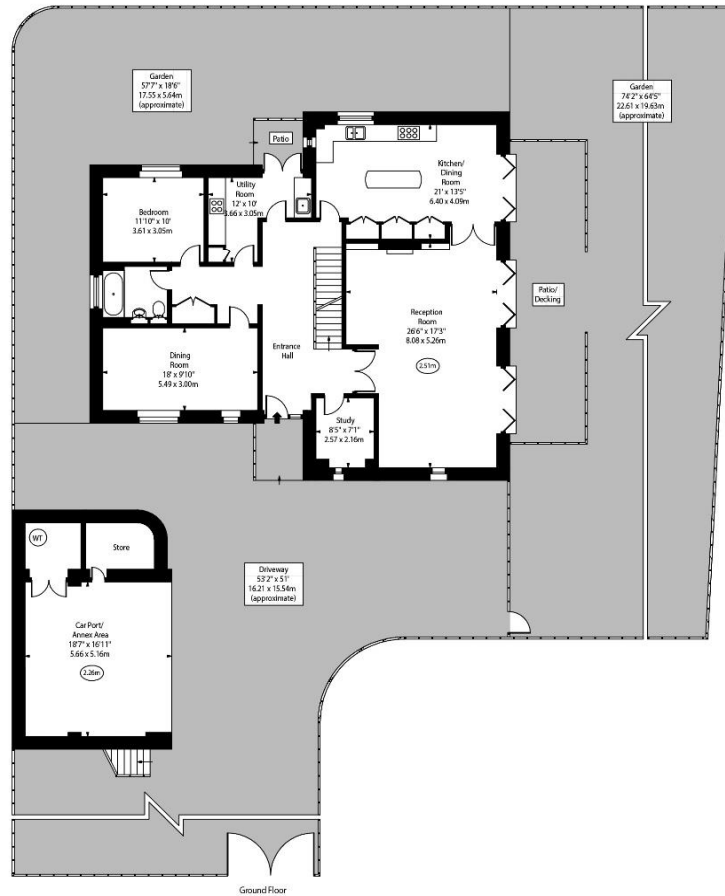
First Floor



Lower Ground Floor



First Floor (Annex)



Approx Gross Internal Area 3288 Sq Ft - 305.46 Sq M

(Excluding Car Port/Annex)

Approx Gross Internal Area 3988 Sq Ft - 370.49 Sq M

(Including Car Port/Annex)

Car Port/Annex Area 700 Sq Ft - 65.03 Sq M

For Illustration Purposes Only - Not To Scale

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