



Ham Street, Richmond TW10

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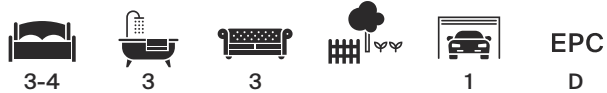
# Ham Street Richmond TW10

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A fantastic opportunity to acquire this delightful period cottage situated just off Ham Common and close to Richmond Park.

The house is arranged over two floors and offers lateral and spacious living. There is an excellent mix of reception space across the ground floor, with the extended and modern kitchen/dining room being an exceptional addition to the original house.

This room provides space to entertain friends and family and the garden is easily accessible through bi-fold doors creating further entertaining space in the warmer months.



**Guide price:** £2,475,000

**Tenure:** Available freehold

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

**Council tax band:** G



On arriving at the property you are instantly impressed with the properties period features and the impressive landscaped frontage with wrought iron railings and gates. Private parking is provided on the driveway as well as a garage.

Once inside, there is an entrance hallway followed by an elegant drawing room to the left and a reception room/library to the right. Before you enter the magnificent kitchen/breakfast room, with it's range of fitted appliances there is a spacious dining room, should the new owners wish to have a formal space to dine. To complete this floor there is a study or fourth bedroom, cloakroom and utility room.

Moving to the first floor there is a principal bedroom suite with luxurious bathroom covering one side of the house. Two further bedrooms follow and a family bathroom. The garden to the rear is enclosed and offers a degree of privacy with an array of plants, shrubs and mature trees.









## Location Description

Ham Street is in a highly desirable location in the heart of Ham village, just moments from the beautiful Ham Common and Richmond Park is only approximately one mile away. Both Richmond and Kingston centres offer comprehensive facilities including numerous shops, bars and restaurants, cinemas, theatres and many other leisure pursuits.

There are a number of golf courses close to hand including two in Richmond Park, Richmond Golf Club in nearby Petersham (along with the famous Petersham Nurseries), Royal Mid-Surrey and those in Coombe. Ham Polo Club is also only moments away as is the river and towpath.

Richmond and Kingston rail stations offer quick links into Central London (Waterloo 20 minutes) with the underground District Line service also at Richmond. Heathrow is approximately 10 miles away.

•All times and distances are approximate.



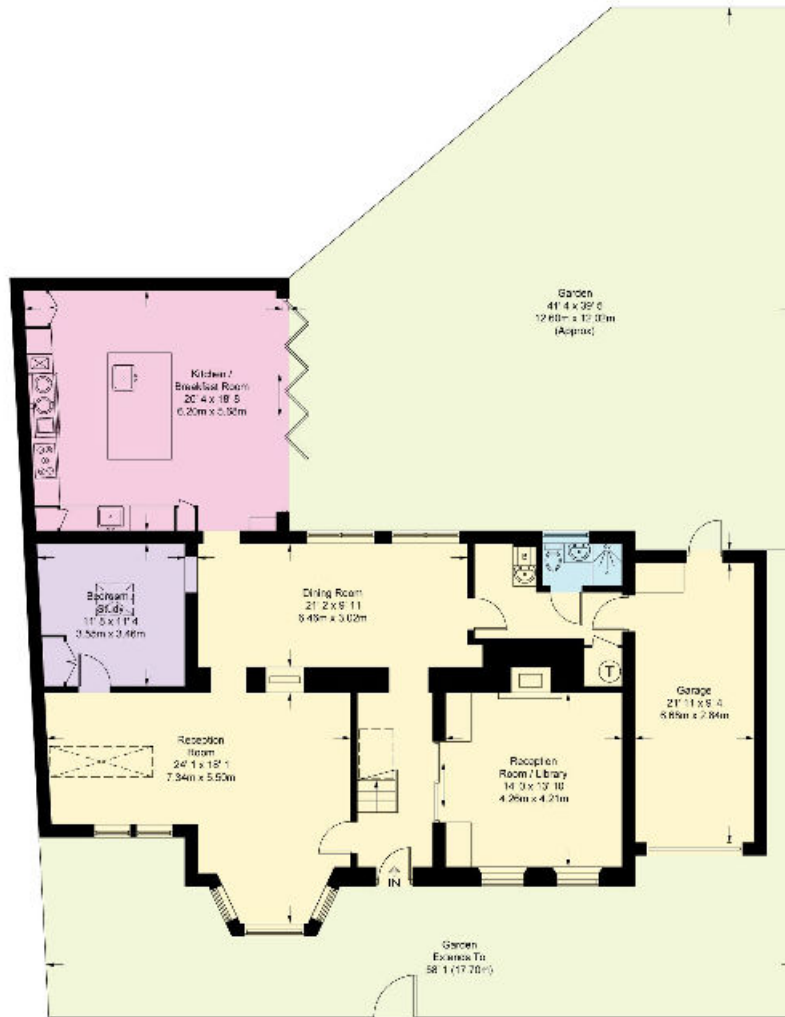


## The Old Bakery

Approximate Gross Internal Area = 2688 sq ft / 249.8 sq m  
(Excluding Reduced Headroom / Including Garage)

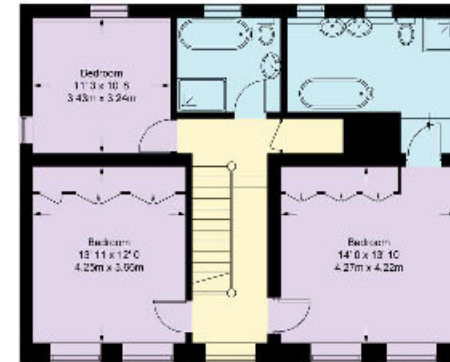
Reduced Headroom = 11 sq ft / 1 sq m

Total = 2699 sq ft / 250.8 sq m



Ground Floor  
1782 sq ft / 163.7 sq m  
(Including Reduced Headroom / Garage)

= Reduced headroom below 1.6m / 5'0"



First Floor  
937 sq ft / 87.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Particulars dated August 2024. Photographs and videos dated August 2024.  
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