

HAM, RICHMOND



£ 850,000 : FREEHOLD

ST MARYS MEWS, WIGGINS LANE, HAM, RICHMOND, SURREY, TW10 7HS



THREE BEDROOM TWO BATHROOM END TERRACE HOUSE with a GARAGE to the side quietly located in a lovely private courtyard setting.

There are just five houses in this exclusive development approached through a farm style gate.

OFFERED WITH THE ADVANTAGE OF NO ONWARD CHAIN!

Close to sought after Ofsted 'Outstanding' Grey Court School.

Lounge/dining room over 16ft x 14ft plus added double glazed conservatory.
Kitchen/breakfast room with integral double ovens, gas hob, fridge and freezer.
Ground floor cloakroom, family bathroom and en-suite off the master bedroom.

PARKING to the front of the garage.

Sunny, south westerly facing, patio style garden.

Gas central heating system with an efficient Viessmann boiler : Double glazing : Alarm system.

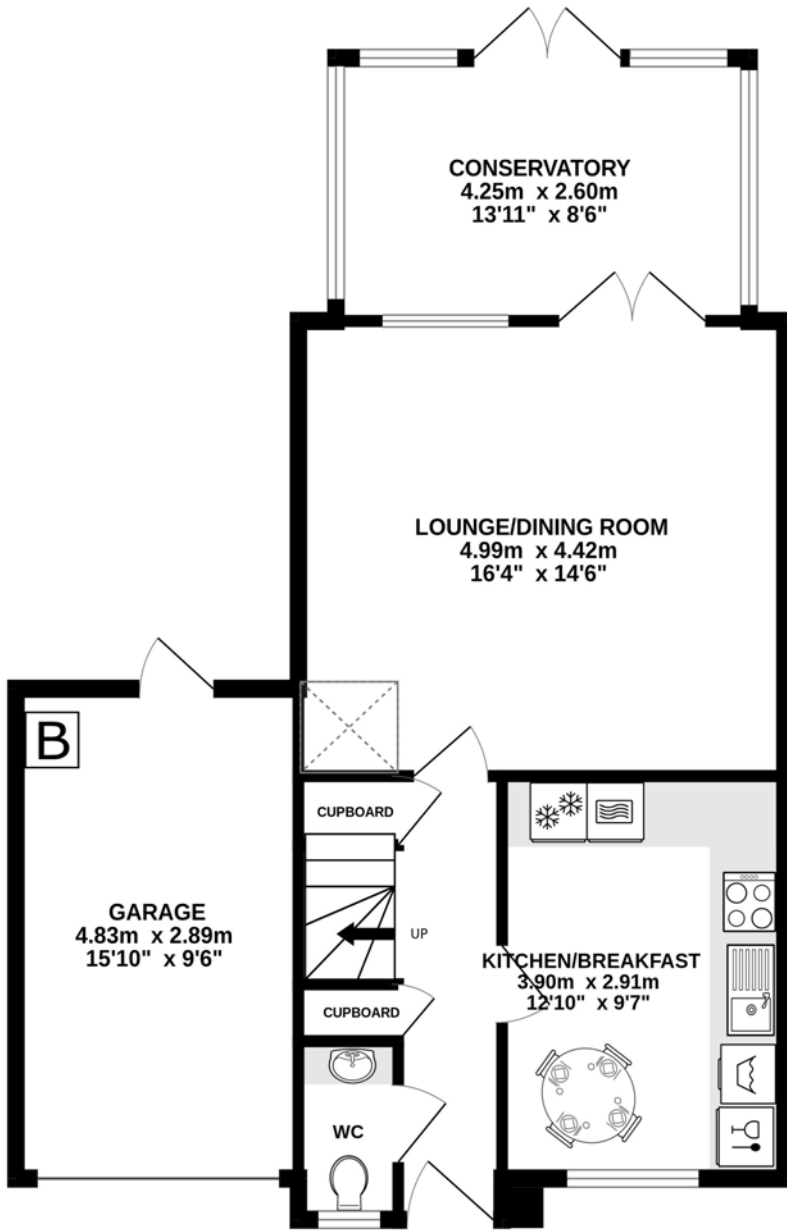
Close to Ham Green and Ham Street leading down to the riverside at Ham House (NT).

Close to Ham Library, local shops including a German deli, and buses to Richmond and Kingston.

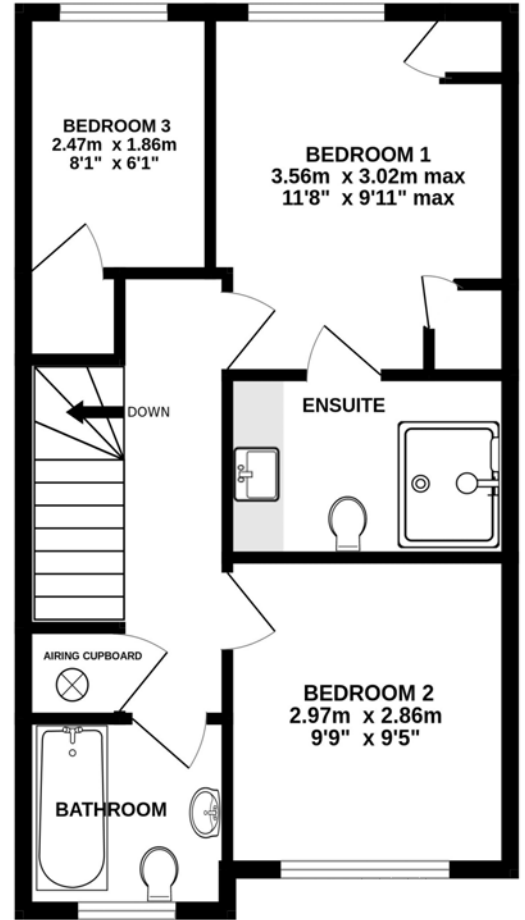
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GROUND FLOOR
68.3 sq.m. (735 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 111.6 sq.m. (1201 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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ENTRANCE PORCH:

Part glazed front door leading through to...

ENTRANCE HALL:

Radiator, stairs to first floor, laminate flooring, understair store cupboard, cloaks cupboard with alarm keypad.

CLOAKROOM:

WC, frosted double glazed window, radiator, wash hand basin, mosaic tile wainscott.



KITCHEN/BREAKFAST ROOM: Abt. 12 ft 10 (3.90m) x 9 ft 7 (2.91m)

Front aspect window, wall and base level units, worktops, tile splashbacks, inset sink, inset gas hob, inbuilt double ovens, spaces for dishwasher and washing machine, integral fridge and freezer, space for dining table and chairs, laminate flooring, radiator.



LOUNGE/DINING ROOM: Abt. 16 ft 4 x 14 ft 6 (4.99m x 4.42m)

Double glazed window and French doors to conservatory, two radiators.



CONSERVATORY: Abt. 13 ft 11 x 8 ft 6 (4.25m x 2.60m)

Double glazed windows and French doors to garden, wall light point.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Double glazed window to side aspect, balustrade, radiator, trap door to loft, airing cupboard with hot water cylinder, programmer and slatted shelving.



BEDROOM ONE: Abt. 11 ft 8 x 9 ft 11 max (3.56m x 3.02m mx)

Double glazed window overlooking garden, cupboards over bed and built in wardrobes to each side, bedside cabinets,



EN-SUITE SHOWER ROOM:

Inset wash hand basin in vanity shelf and storage drawers beneath, mirror and tile backdrop with lighting over, WC, partly tiled walls, walk-in shower, heated towel rail, tiled wainscot.



BEDROOM TWO: Abt. 9 ft 9 x 9 ft 5 (2.97m x 2.86m)

Front double glazed window, radiator.



BEDROOM THREE: Abt. 8 ft 1 x 6 ft 1 (2.47m x 1.86m)

Door to deep wardrobe/store cupboard in addition to given room dimensions, double glazed window overlooking garden, radiator, coving.



BATHROOM:

White suite comprising panel enclosed bath with shower mixer, pedestal wash hand basin, WC, heated towel rail, partly tiled walls, frosted double glazed window.



OUTSIDE:

FORE COURT:

Farm style entrance gate into brickblocked shared forecourt. Shared recycling store to far end.



ATTACHED GARAGE: 15 ft 10 x 9 ft 6 (4.83m x 2.89m)

Up and over door, power and light, wall mounted Viessmann boiler, rear personal door to garden.

REAR GARDEN:

South westerly facing rear garden mostly paved with planting beds, garden shed, ornamental pond, outside tap. Personal door into garage, rear access gate.



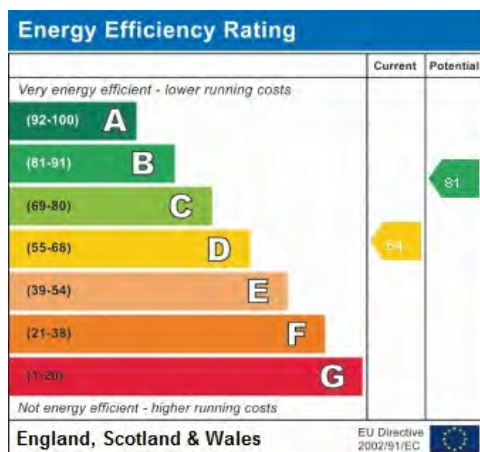


SERVICE CHARGE:

Prospective purchasers are advised that although the property is freehold, there is currently a residents association contribution of £240 p.a. payable for upkeep of shared areas.

COUNCIL TAX : BAND E (London Borough of Richmond Upon Thames)

ENERGY EFFICIENCY RATING: BAND D



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