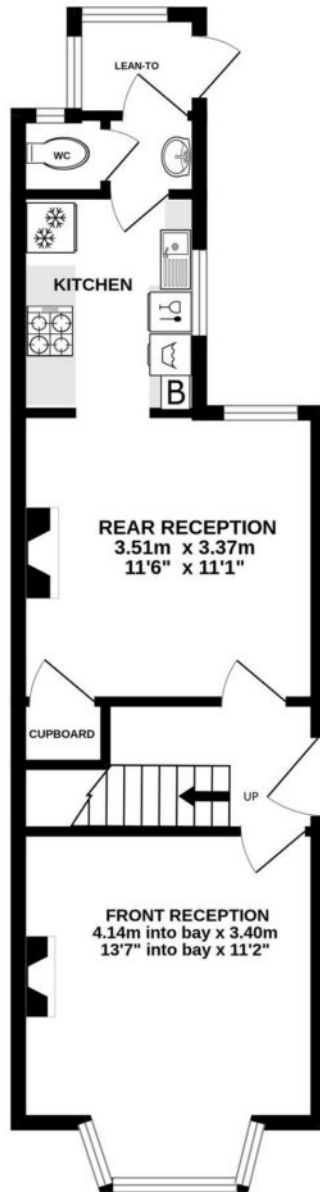




GROUND FLOOR
38.9 sq.m. (418 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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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New Road

Ham, Richmond

- VACANT AND CHAIN FREE! Pretty End Terrace Victorian 2 Double Bedroom Cottage in one of the areas most picturesque roads leading directly to the village pond on the open spaces of Ham Common.
- Lovely character feel throughout with laquered floorboards, period fireplaces and sash windows.
- Two reception rooms : Fitted wardrobe to rear bedroom : 1st floor bathroom and ground floor WC.
- Gas central heating system with an efficient Vaillant Ecofit Pure condensing boiler.
- Further potential to upgrade, remodel and expand (stpc).
- Patio style rear garden with magnolia and borders. Side gate and passgaeway with 2 outside taps.
- Moments from beautiful Ham Common with its traditional cricket square and village pub. Walk across the Common and up Ham Gate Avenue into Richmond Park.
- Close to sought after Ofsted Outstanding Grey Court School.

Hall

Trellis arch and entrance door to the side into hall with floorboards and doors each side into the reception rooms.

FRONT RECEPTION (LOUNGE)

13' 7" x 11' 2" (4.14m x 3.40m)

Bay to front with sash windows, , cast iron fireplace and grate with wood mantelpiece, floorboards, radiator.

REAR RECEPTION (DINING ROOM)

11' 6" x 11' 1" (3.51m x 3.37m)

Sash window to rear, cast iron fireplace and grate, floorboards, radiator, door to understairs store cupboard.

KITCHEN

Tiled floor, units and worktops, tile splashbacks, inset sink unit, inset gas hob, inbuilt electric oven, spaces for fridge freezer, washing machine and dishwasher, wall mounted Vaillant ecoFIT Pure condensing boiler, window to side.

GROUND FLOOR CLOAKROOM

Lobby off the rear of the kitchen with wash hand basin and door into WC with frosted rear window.

Lean - To rear lobby

Glazed door off the lobby into a rear lean to with windows side and rear and door into the garden.



1st floor landing

Dog leg staircase from hall to 1st floor landing with floorboards, balustrade, window to side and trap door to loft.

FRONT BEDROOM

11' 6" x 11' 2" (3.51m x 3.41m)

Fireplace, sash window to front, floorboards, radiator.

REAR BEDROOM

11' 6" x 11' 1" (3.51m x 3.37m)

Sash window to rear, floorboards, radiator, sliding doors to fitted wardrobe cupboard.

BATHROOM

Panel enclosed bath with shower screen and shower mixer, wash hand basin, WC, cupboard, casement window.







New Road

Off Ham Common

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

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