

HAM, RICHMOND

OFFERS IN EXCESS OF £450,000

LEASEHOLD



KINGFISHER DRIVE, HAM, RICHMOND, TW10 7UE



AN END OF TERRACE TWO DOUBLE BEDROOM DUPLEX MAISONETTE with a GARAGE attractively situated to the cul de sac end of this leafy road with parking bays to the front.

Own private entrance on the ground floor, double aspect living space on the 1st floor, and a top floor with 2 bedrooms, bathroom and a useful storage loft above with a NEW MAIN ROOF.

Fitted kitchen units and integral fridge, freezer, oven and induction hob.
Inbuilt wardrobe cupboards to both bedrooms

Double glazing and gas central heating system with a condensing Worcester Greenstar boiler and HIVE controls.

Offered with the advantage of NO ONWARD CHAIN!

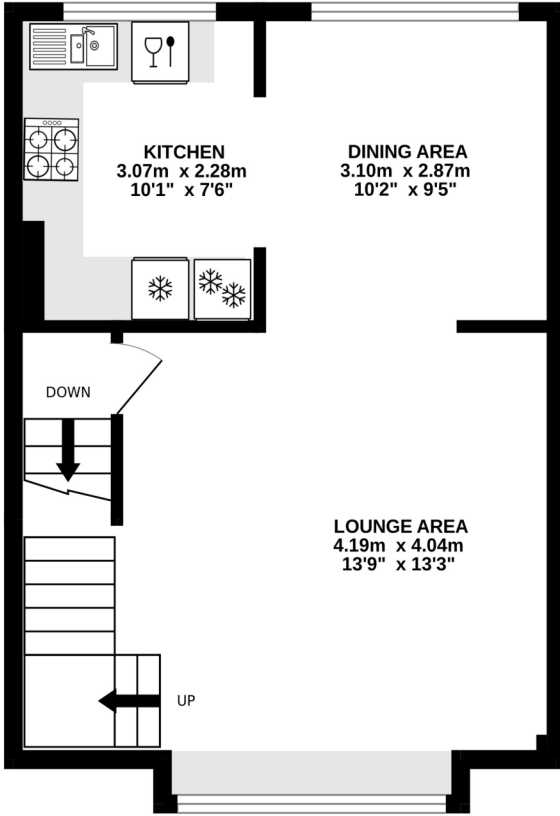
The **GARAGE** is in a a battery to the right hand side of the terrace.

Lovely location moments from the open spaces of Ham Riverside Lands and the path to Teddington Lock. Conveniently near buses and shops including Tesco Express, Post Office, Pharmacy, & Swiss bakery. Close to Meadlands School and nearby nurseries and within reach of Grey Court School.

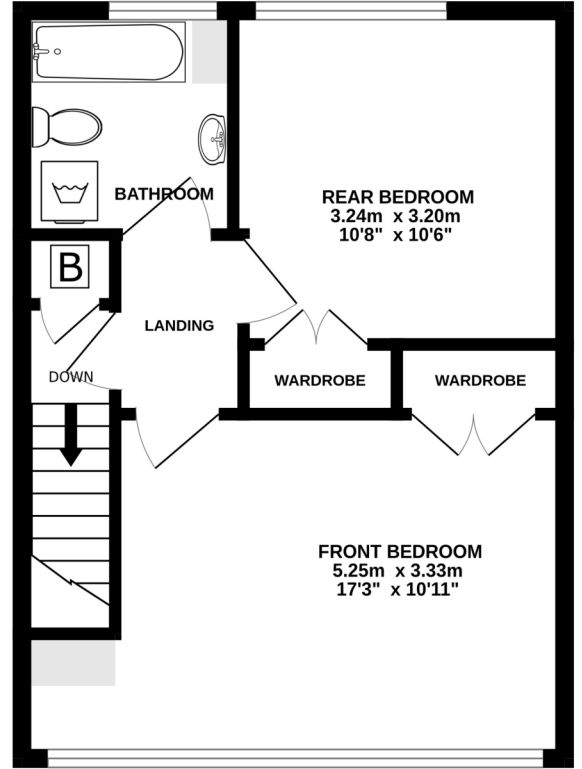
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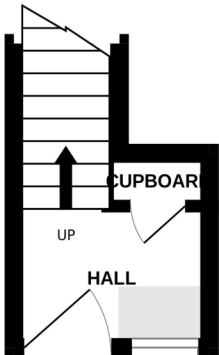
1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



2ND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



GROUND FLOOR
4.5 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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: Double glazed doors to entrance and to exterior recycling cupboard.

ENTRANCE HALL and STAIRS :

Double glazed frosted window to front aspect, cupboards housing meters, stairs leading up to first floor landing, glazed door to ...

LOUNGE AREA: Abt 13 ft 9 min x 13 ft 3 (4.19m min x 4.04m)

Double glazed square bay window to front aspect with bench seat, radiator, varnished floorboards, open through to rear dining area.



DINING AREA: Abt 10 ft 2 x 9 ft 5 (3.10m x 2.87m)

Double glazed window to rear aspect, space for dining table, varnished floorboards, radiator, arch through to kitchen.



KITCHEN: Abt 10 ft 1 x 7 ft 6 (3.07m x 2.28m)

Double glazed window to rear aspect, units fitted at eye and base level, worktops, white brick tiled splashbacks, inset sink unit, inset induction hob, inbuilt oven below, integral fridge and freezer, spaces for dishwasher and washing machine, tile floor.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to airing cupboard housing Worcester Greenstar condensing combi boiler. Glazed door through to inner landing with trap door access to loft space.

FRONT BEDROOM: Abt 17 ft 3 max across x 10 ft 11 (5.25m max across x 3.33m)

Double glazed room width windows to front aspect, radiator, corner shelf, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).



REAR BEDROOM: Abt 10 ft 8 x 10 ft 6 (3.24m x 3.20m)

Double glazed window to rear aspect, radiator, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).



BATHROOM:

Wall and floor tiling, panel enclosed bath with shower screen, rail and mixer over, wash hand basin WC, heated towel rail, space for washing machine, double glazed frosted window.



COUNCIL TAX: BAND D (RICHMOND UPON THAMES)

LEASE: 125 years from 24th October 2001

ENERGY EFFICIENCY RATING: BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OUTSIDE:

Communal grassed area and parking bay to front

GARAGE:

Garage in battery with vehicular access via hardstanding drive to the right hand side of the terrace. Upon entering the forecourt the garage is the right hand end one in the facing block. Up and over door.



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. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. DISCLAIMER: Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

**MERVYN
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