

HAM, RICHMOND

**MERVYN
SMITH**
ESTATE AGENTS

£775,000 * FREEHOLD

WOODVILLE ROAD, HAM, RICHMOND, SURREY, TW10 7QN



**4 BEDROOM 2 BATHROOM EXTENDED END TERRACE HOUSE OVER 3 FLOORS
with a GARAGE and a sunny SOUTHWESTERLY FACING REAR GARDEN.**

Set back from the road overlooking a lovely shared lawned garden area to the front.

Ground floor WC and bathrooms on both the 1st and 2nd floors.

**Bright lounge with parquet flooring and wood burner, kitchen/diner over 15 ft across.
Added double glazed conservatory to the rear with French doors to the garden.**

**2 double bedrooms and generous 3rd single to the 1st floor.
Loft conversion with additional bedroom and en suite.**

Offered with the advantage of NO ONWARD CHAIN!

*Near Ofsted Outstanding Grey Court School plus a choice of primary schools and nurseries.
Also within reach of the German School.*

*Conveniently near shops and takeaways including Tesco Express, Post Office, Swiss Bakery, German Deli and
pharmacies.*

020 8549 5099

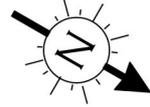
www.mervynsmith.co.uk

Woodville Road

Approx. Gross Internal Area

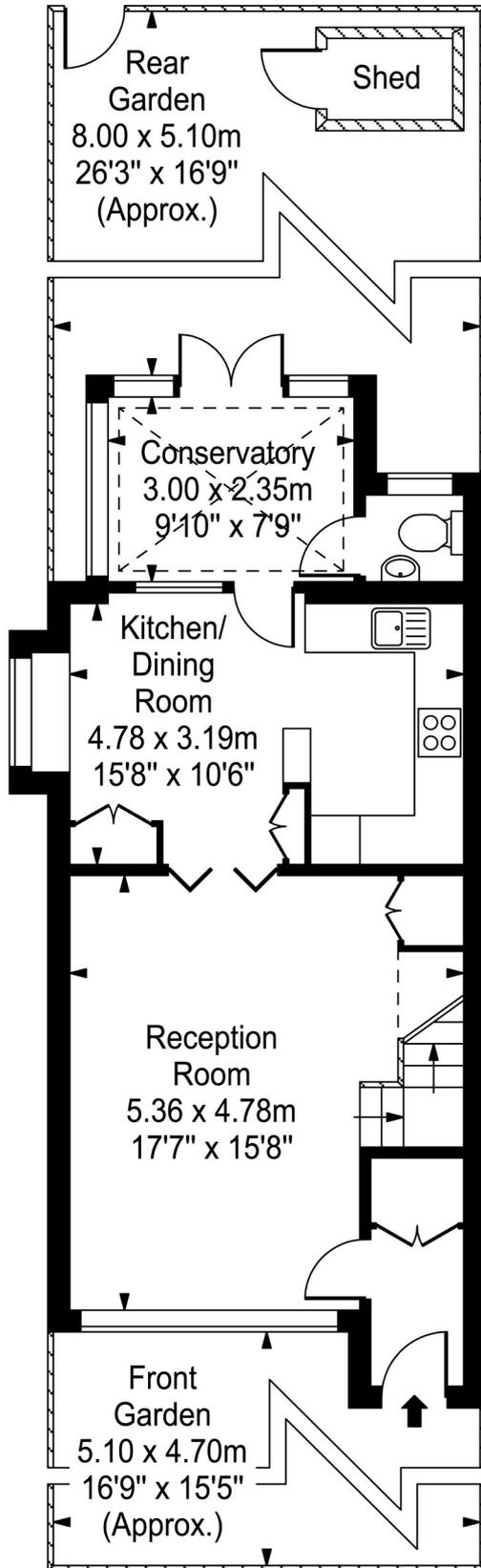
132 Sq M - 1420 Sq Ft

(Includes 14 Sq M - 150 Sq Ft of Eaves Storage)

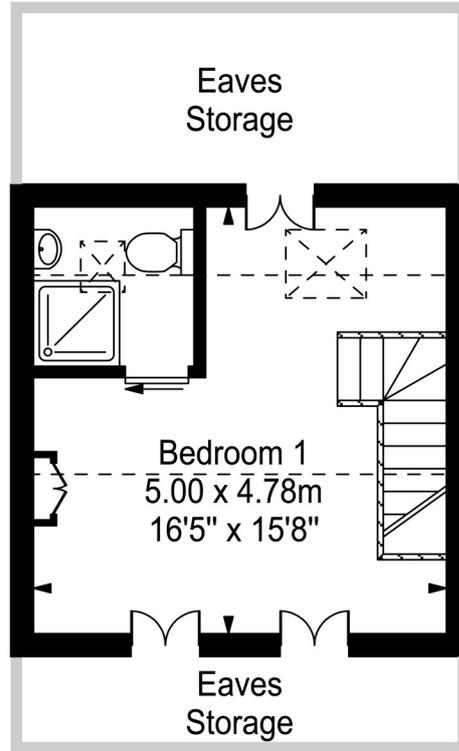


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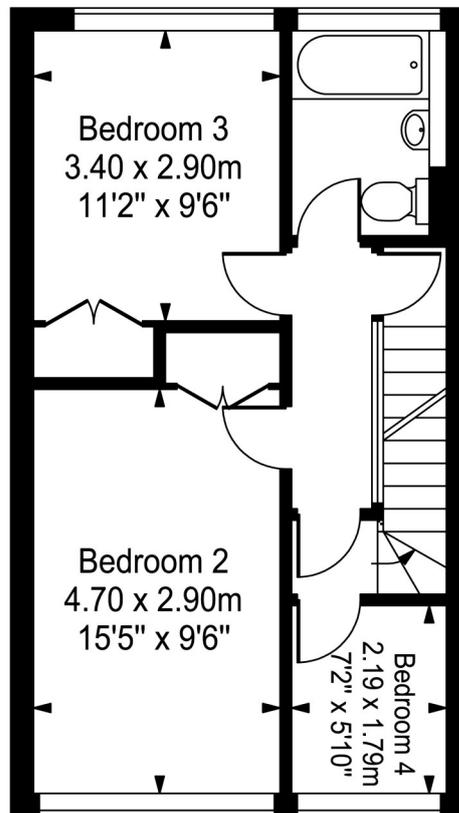
----- = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

ENTRANCE PORCH: Entrance door into...

HALL: Window tp side, parquet floor, double doors to cloaks/meter cupboard with hanging rail and shelf. Door to ...

LOUNGE: Abt 17 ft 7 x 15 ft 8 (5.36m x 4.78m) max across into stairwell

Secondary glazed window to front aspect, radiator, parquet flooring, wood burner, understair store space and double doors to utility cupboard. Bifold louvre doors to rear dining/kitchen area.



KITCHEN/DINER : Abt : 15 ft 8 x 10 ft 6 (abt. 4.78m x 3.19m)

Dining area with parquet flooring, radiator, double doors to shelved cupboards, secondary glazed side window. Kitchen with units at eye and base level, worktops, peninsula worktop/servery, inset sink, dishwasher, fridge freezer, space for range cooker, shelf for microwave.





CLOAKROOM:

WC, wash hand basin and tile splashback, double glazed window to rear.

CONSERVATORY: Abt : 9 ft 10 x 7 ft 9 (3m x 2.35m)

Double glazed windows and French doors to garden, parquet floor, electric radiator.



STAIRCASE FROM LOUNGE AREA TO 1st FLOOR:

Glazed door and panels to inner landing.

BEDROOM 2: (front) Abt: 15 ft 5 x 9 ft 6 (4.70m x 2.90m)

Secondary glazed windows to front, laminate floor, radiator, twin double doors to wardrobe cupboards with hanging and shelving.



BEDROOM 3: (rear) Abt. 11 ft 2 x 9 ft 6 (3.40m x 2.90m)

Secondary glazed windows to rear, laminate floor, radiator, double doors to inbuilt wardrobe cupboards with double hanging.



BEDROOM 4: (front) Abt: 7 ft 2 x 5 ft 10 (2.19m x 1.79m)
Secondary glazed window to front aspect, radiator.



BATHROOM:

Part tiled walls, panel enclosed bath with shower screen and mixer over, radiator, wash hand basin with cabinet under, WC, frosted windows.



STAIRCASE FROM 1st FLOOR LANDING to 2nd FLOOR :

BEDROOM 1: Abt: 16 ft 5 x 15 ft 8 max (5m x 4.78m max)

Double glazed velux window, eaves storage to both sides, radiator, pocket door to

BATHROOM:

Walk in shower, heated towel rail, wash hand basin, WC, double glazed velux window.



OUTSIDE:

COMMUNAL LAWNED AREA: Mainly grassed with established trees.



FRONT GARDEN: Paved to centre with planted areas to each side.

REAR GARDEN: Abt 26 ft 3 x 16 ft 9 (8m x 5.1m)

Mainly paved, outside tap, store/potting shed, rear access gate to garage.





The Land Registry Title of the property also includes a **GARAGE** in a battery approached by a hardstanding drive off Willow Bank. Upon reaching the garage forecourt the garage is in the facing block and is 4th in from the left hand end.



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

SERVICE CHARGE: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas (including the garage forecourts). This is £524 pa from 26/3/2024 - 25/3/2025.

ENERGY EFFICIENCY RATING: BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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