



Ashburnham Road, Ham, Richmond, TW10 7NJ

Offers Over £700,000

Ashburnham Road

Spacious and versatile 3/4 bed townhouse, spanning nearly 1300 sq ft over 3 floors, providing a blank canvas for general refurbishment. Off street parking + integral garage. Attractive location with front views across playing fields. Nr Grey Court School. VACANT/NO CHAIN!

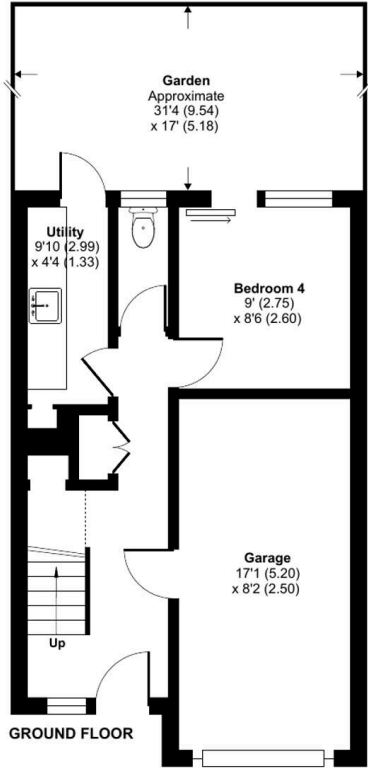
Council Tax band: E

Tenure: Freehold

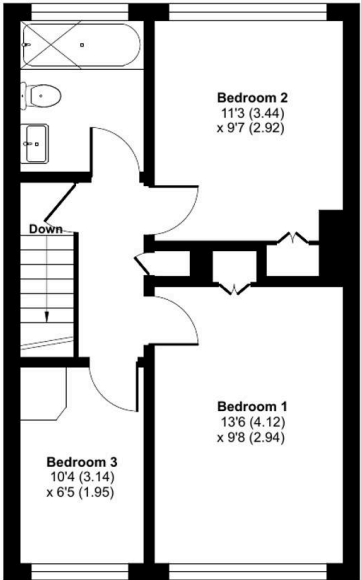


Ashburnham Road, Richmond, TW10

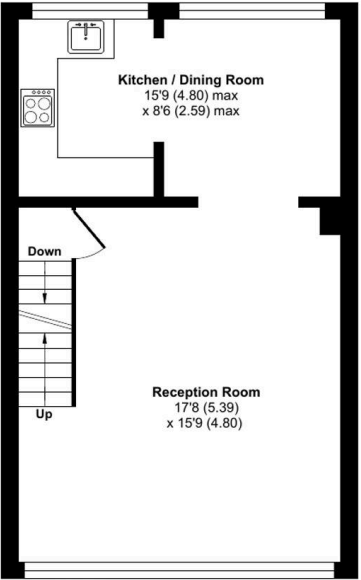
Approximate Area = 1131 sq ft / 105 sq m
Garage = 151 sq ft / 14 sq m
Total = 1282 sq ft / 119 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1191879

Ashburnham Road

Off-street parking on your own driveway leads into an integral garage measuring over 17ft x 8ft. The ground floor also offers a covered porch entrance, spacious entrance hall with cloaks cupboards and storage, rear room available as as a bedroom, garden room or office, with a WC and a utility room also to the rear of the ground floor.

Frontage - off street parking on own driveway plus planted area.

Entrance Porch - covered porch with recycling cupboard to side. Entrance door into...

Entrance hall - spacious entrance hall with storage heater understood store space doors to cloaks cupboard and two additional store cupboard. Personal door into GARAGE with Up and over door, meters, and Johnson and Starley Economaire 32 mains gas warm air heating unit.

Rear Bedroom 4/ Garden room/Office Abt. 9 ft by 8 ft 6, (2.75m x 2.6m) - Electric convector heater, sliding patio doors to garden.

Ground floor cloakroom with WC and frosted double glazed window.

Utility Abt. 9 ft 10 x 4 ft 4 9 (2.99m x 1.33m) - spaces for two appliances, Belfast sink, storage recess, double glazed frosted rear door and window.



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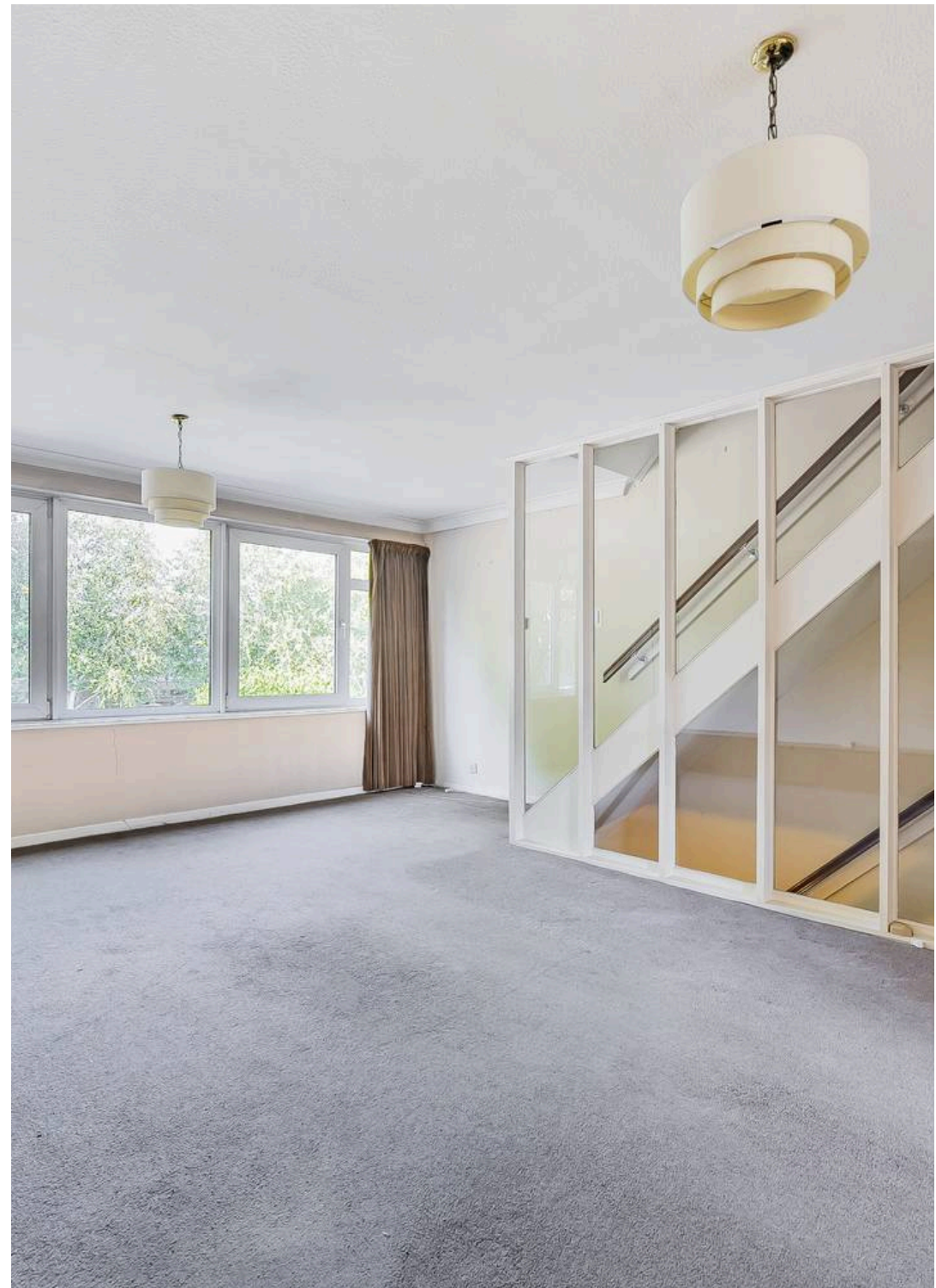
Richmond, Richmond

Ascending to the first floor, lots of natural light floods the double aspect living space comprising lounge, dining areas, and a kitchen with fitted units.

Staircase to 1st floor landing with glazed panels and glazed door into

Lounge - Abt. 17 foot 8 by 15 foot 9 (5.39m x 4.8m) - Room width double glazed front windows. Arch to dining room/kitchen area.

Dining Room/Kitchen Abt 15 ft 9 x 8 ft 6 (4.8m x 2.59m) - double glazed windows to rear, kitchen with basic units fitted at eye and base level inset sink unit and spaces for appliances.



Ashburnham Road

Richmond, Richmond

The top (2nd) floor features two double bedrooms- each with wardrobe cupboards, a generous third single room measuring over 10ft x 6ft, a family bathroom, and access to a storage loft.

Staircase from front lounge to 2nd floor landing with glazed door and panels through to inner landing with airing cupboard housing hot water cylinder and trap door to loft.

Front Bedroom 1 - Abt 13 ft 6 x 9 ft 8 (4.12m x 2.94m) - double glazed windows to front looking across playing fields, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Rear Bedroom 2- Abt 11 ft 3 x 9 ft 7 (3.44m x 2.92m) - double glazed windows to rear, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Front Bedroom 3 - Abt 10 ft 4 x 6 ft 5 (3.14m x 1.95m) - double glazed windows to front looking across playing fields.

Bathroom - Original style bathroom with panel enclosed bath, pedestal wash hand basin, WC, part tiled walls and double glazed frosted window.



Ashburnham Road

Richmond, Richmond

Located near local amenities, including schools ,buses and shops, this property presents an opportunity to create a bespoke home to your own taste. Don't miss the chance to transform this townhouse into your own design. There's no onward chain and its vacant. Contact us today to schedule a viewing and unlock the potential of this property!

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. **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.

