



**MERVYN
SMITH**
ESTATE AGENTS



15 Mornington Walk, Ham, Richmond, TW10 7LY

£645,000



JUST ON THE MARKET! - An immaculate 2 bedroom house all recently renovated throughout in a small private close with direct access through to Ham Common. NO ONWARD CHAIN!

- Ready with vacant possession for a quick sale !
- Beautifully presented with all new inventory, appliances, wiring and new carpeting, new oak flooring and matching oak veneered doors.
- Bright open plan style ground floor with added double glazed front porch, front lounge area and arch to rear kitchen/diner. All new kitchen units and fittings with integral oven, hob and dishwasher.
- Stylish new bathroom with both a walk in shower enclosure and a bath.
- Brand new condensing boiler and heating system including 'Smart-Home' remote programming. Double glazed throughout with replaced UPVC doors and casement windows.
- Charming rear garden with patio, lawn, borders and rear access. Lovely rear aspect with leafy views from the upper floor and glimpses through to Ham Common.
- GARAGE ALSO INCLUDED! In a battery to the left of the terrace. Metal up and over door and interior measures abt. 5.2m x 2.3m
- Quietly located in a cul de sac within reach of Ofsted Outstanding Grey Court School and a nearby choice of primaries and nurseries. The house is near to shops and the 371, 65 and K5 bus services.
- Close to the open spaces of both the Common and the Riverside Lands, the cycle path from Teddington to Richmond Park and the path to the pedestrian and cycle bridge over the river at Teddington Lock.





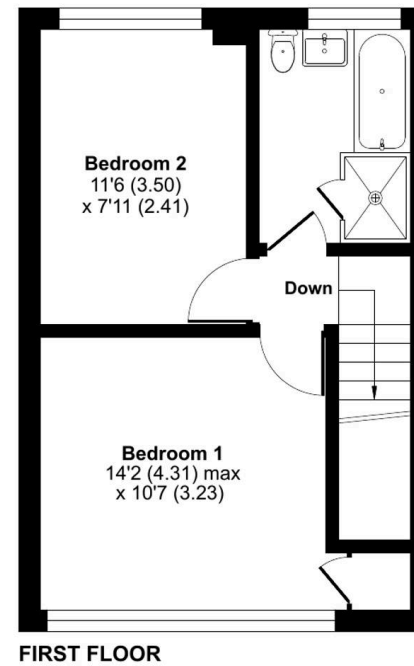
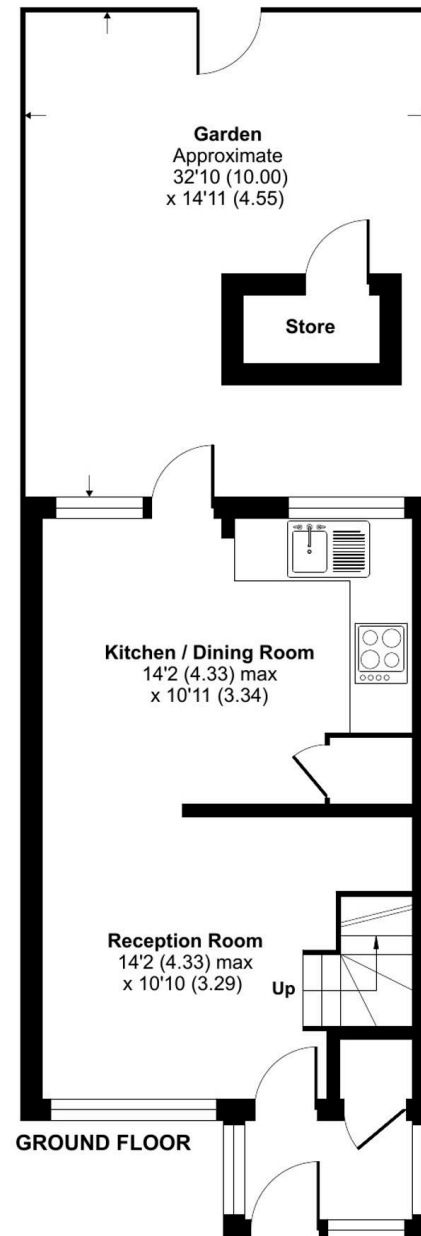
Mornington Walk, Richmond, TW10

Approximate Area = 662 sq ft / 61.5 sq m

Store = 14 sq ft / 1.3 sq m

Total = 676 sq ft / 62.8 sq m

For identification only - Not to scale



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: 1227344



Double glazed Porch

Double glazed door and windows, tiled floor, wall light and door to base level store cupboard.

Lounge

Radiator, double glazed front windows, understair store space.

Kitchen/Diner

Space to the left side for a formal dining table and chairs with a radiator and double glazed windows and door to the patio and garden. The kitchen area has laminate flooring, fitted units at eye and base level, worktops and splashbacks, inset bowl, inset electric hob and oven, integral dishwasher, space for fridge freezer, wall mounted cupboard housing the new Vaillant ecoFIT Pure condensing combi boiler, and a large corner cupboard housing a washing machine plus shelving over and access to the electric consumer unit and meters.

Front Bedroom

Radiator and room width double glazed windows and an inbuilt wardrobe cupboard to one corner.

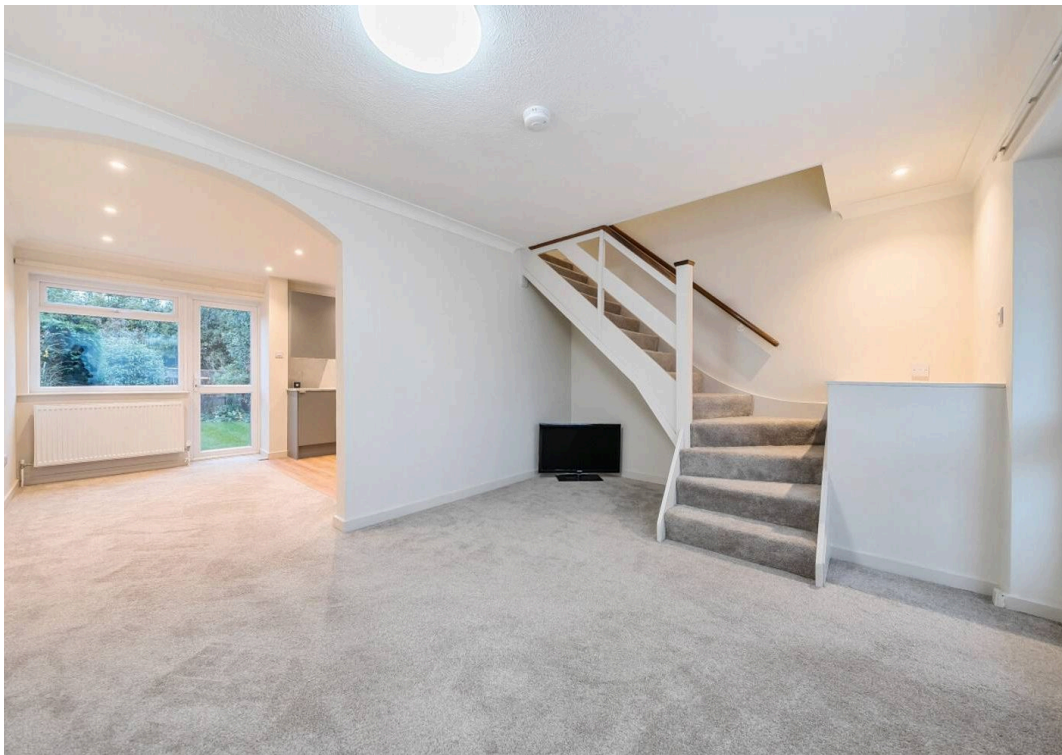
Rear Bedroom

Radiator and double glazed windows with lovely leafy views across gardens through to Ham Common.

Bathroom

The smart and stylish bathroom has both a walk-in shower enclosure and a tile panel enclosed bath which is also provided with a mixer attachment. There's a pedestal wash hand basin, WC, heated towel rail, tiled walls and floor, and rear double glazed window.





Council Tax band: D (London Borough of Richmond Upon Thames)

Energy Rating : band D

Tenure: Freehold

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.





Mervyn Smith

Mervyn Smith & Co, 315 Richmond Road - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

