



4 Sudbrook Gardens, Ham, Richmond, TW10

£3,250,000 Freehold

5 BEDROOM 4 BATHROOM DETACHED HOUSE with garage, driveway parking and a lovely garden at one of the areas most coveted addresses near Ham Common and Richmond Park.

**MERVYN
SMITH**

Denotes restricted
head height

Sudbrook Gardens, Richmond, TW10

Approximate Area = 2338 sq ft / 217.2 sq m

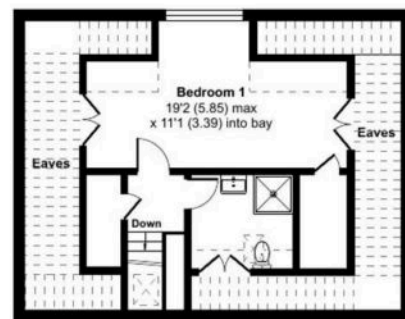
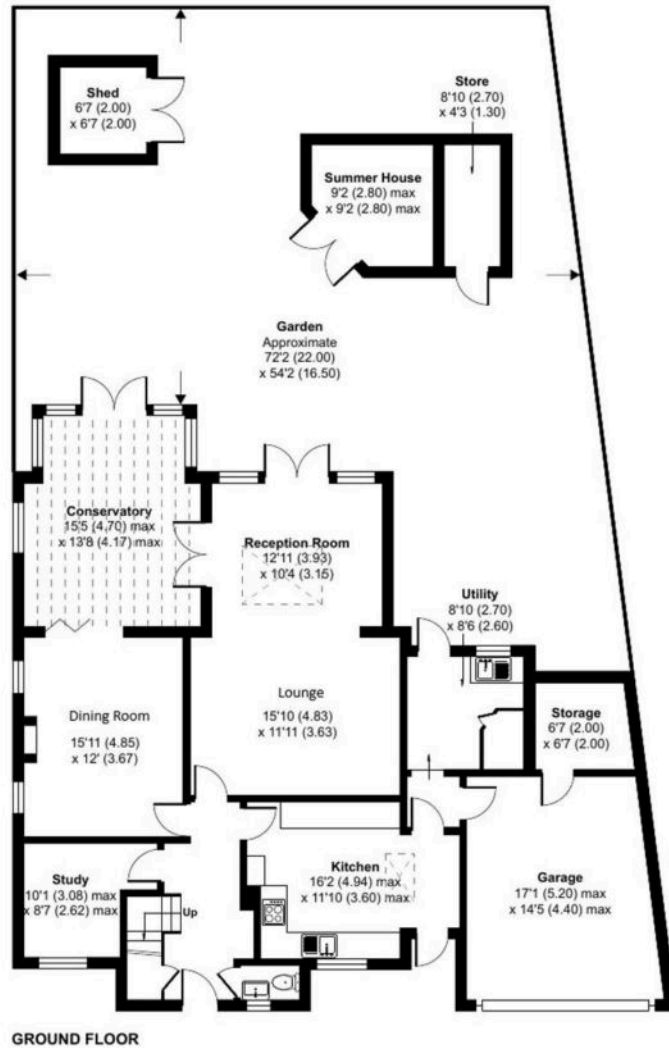
Limited Use Area(s) = 319 sq ft / 29.6 sq m

Garage = 284 sq ft / 26.4 sq m

Outbuilding = 157 sq ft / 14.6 sq m

Total = 3098 sq ft / 287.8 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1236093

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Council Tax band: G

EPC Energy Efficiency Rating: D

- Within reach of several outstanding schools including Grey Court, the German School, Tiffin Girls and the Kingston Academy.
- Moments from the open spaces of Ham Common with its traditional village pond and cricket square, and just round the corner from Ham Gate Avenue leading to Ham Gate into Richmond Park.
- Freehold.
- Offered with the advantage of NO ONWARD CHAIN!
- Elegant hall with herringbone wood flooring and cloakroom off. Lounge with wood log burner and further extended room out to the rear. Study, dining room and impressive double glazed conservatory.
- 1st floor has 3 bedrooms with ensuite facilities plus a 4th bedroom and a family bathroom.
- 2nd floor bathroom and airy bedroom over 19 ft across with views across to Ham Common.
- Kitchen diner with inbuilt appliances and its own access to the front driveway area. Separate utility room.
- Wide frontage with wrought iron railings across and double gates to a brick blocked forecourt. Garage with electric roll up door, power and light and additional store room to the rear.
- Beautiful Westerly facing mature garden with patio, lawn, planted areas and established trees, vegetable patch, garden store, summerhouse and greenhouse.



Hall

Herringbone wood floor, radiator, door to cloaks cupboard with coatrack and alarm keypad. Door off to a cloakroom with tiled walls, radiator, leaded style casement window, WC and wash hand basin.

Lounge 15' 10" x 11' 11" (4.83m x 3.63m)

Wood log burner inset in fireplace with brick and tile surround and wood mantelpiece, radiator, wall light fittings, coving.

Reception Room Extension 12' 11" x 10' 4" (3.93m x 3.15m)

Double glazed windows and French doors out to the garden, vertical radiator, double glazed dome skylight window over with fitted blinds, spotlighting, double doors to side through into the conservatory.

Dining Room 15' 11" x 12' 0" (4.85m x 3.67m)

Varnished wood floor, two casement windows to the side and folding doors across out into the conservatory. Coving, two radiators and spotlights.



Conservatory 15' 5" x 13' 8" (4.70m x 4.17m)

Tiled floor, double glazed windows and French doors out to the garden.

Kitchen/Diner 16' 2" x 11' 10" (4.94m x 3.60m)

Wood effect flooring and space for table and chairs, double glazed window to front, pitched skylight over, units fitted at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit with mixer tap and additional rinser tap, Miele dishwasher, inset Siemens gas hob, inbuilt double ovens, Bosch upright fridge/freezer, radiator, door to the front forecourt, rear door into utility.

Utility 8' 10" x 8' 6" (2.70m x 2.60m)

Fitted units, worktop with inset sink unit, radiator, spaces for appliances currently housing a washing machine and a freezer, wall mounted Vaillant ecoTEC condensing combi boiler, door into pantry cupboard with shelving.

Study 10' 1" x 8' 7" (3.08m x 2.62m)

Coving, double glazed front window overlooking the garden, understair cupboard, radiator.

Landing

Balustrade, front double glazed casement window, radiator.

Bedroom 2 15' 8" x 11' 11" (4.78m x 3.64m)

Twin double doors to fitted wardrobe cupboards, radiator, double glazed window overlooking the garden, corner door into an inbuilt shelved cupboard, coving, door to **En Suite**

Walk-in shower enclosure with tiled walls and inbuilt seat, WC. part tile walls, wide trough style sink with drawers under, radiator, double glazed windows to the rear and front.

Bedroom 3 13' 3" x 12' 1" (4.05m x 3.68m)

Double glazed windows to the rear overlooking the garden, radiator, coving, pocket door to **En suite**

Tiled walls, folding doors to walk in shower enclosure, heated towel rail, wash hand basin with cabinet under, spotlights



Bedroom 4 11' 10" x 7' 1" (3.61m x 2.16m)

Double glazed window to the front, radiator, inbuilt cupboards and cabinets with hanging and shelving, coving, arch to ensuite.

Ensuite

Bifold doors to walk in shower, wash hand basin with mirror backdrop and cabinet under, leaded style casement window to the side.

Bedroom 5 11' 3" x 7' 2" (3.42m x 2.18m)

Double glazed windows to the front, radiator and an inbuilt cupboard with hanging and shelving.

Family Bathroom

Frosted double glazed windows, spotlights, panel enclosed bath with shower mixer, part tiled walls, radiator pedestal wash hand basin, WC, double doors to airing cupboard with slatted shelving and housing Megaflo hot water store and heating/hot water programmer.

2nd floor landing

2nd Floor landing

Stairs form 1st floor to 2nd floor landing with balustrade, front velux window, door into storage cupboard with interior double doors into further eaves storage beyond.

Bedroom 1

19' 2" x 11' 1" (5.85m x 3.39m)

Door to store cupboard and double doors each side into eaves storage, radiator, spotlights rear bay with double glazed window with views across to Ham Common.

2nd Floor Bathroom

Wash hand basin with cabinet under, shower enclosure, heated towel rail, WC, spotlights, velux window, double doors through to eaves storage.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



GARDEN

72' 2" x 54' 2" (22m x 16.5m)

Mainly lawned with feature planted areas and established bushes and trees, path to right side with pergola over and log stores and power sockets to side and garden shed to rear, left corner has composting area and a greenhouse. The immediate rear area off the reception and conservatory has a paved patio terrace with a side return to the utility having a covered section, outside tap, power sockets, power sockets and outside light and space for water butts. The left side of the house has a brick arch and wrought iron gate to a wide side passageway with additional log storage and water butts.

FRONT GARDEN

Wrought iron railings across the front width with a wrought iron gate to the entrance path with grassed areas and borders to each side.

GARAGE

Single Garage

5.20m x 4.40m max - Automatic front roller door, strip lights, skylight window, power sockets (currently housing additional freezer and dryer), door to additional rear store room, personal door to the kitchen and utility.

DRIVEWAY

2 Parking Spaces

Double wrought iron front gates onto a brick blocked forecourt rising off street parking and access into the garage with lights to each side of the garage door.



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