





## Evelyn Road

- Character Victorian cottage in a charming and unspoilt picturesque close between Ham Common and the river.
- Offered with the advantages of vacant possession and no onward chain!
- Authentic features including fireplaces, stripped pine doors, sash windows and picture rails.
- The property has the benefit of a loft room with velux window and eaves storage accessed via a staircase from the front bedroom.
- Through lounge /dining room over 23 feet.
- Sunny South Easterly Facing Garden with shed and rear access gate.
- Gas central heating system with a condensing Worcester combi boiler.
- Moments from sought after Grey Court School, Ham Library and German delicatessen.
- Evelyn Road is a quiet enclave off historic Ham Street which runs from the river at Ham House (NT) to the open spaces of Ham Common with its traditional village pond, cricket square and pub.

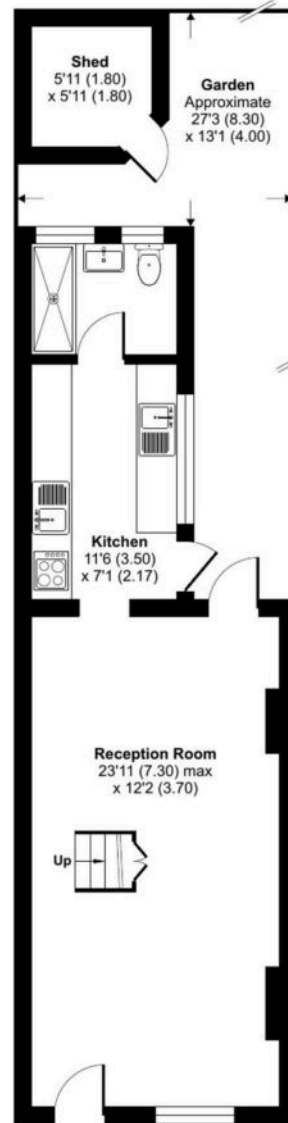


# Evelyn Road, Ham, Richmond, TW10

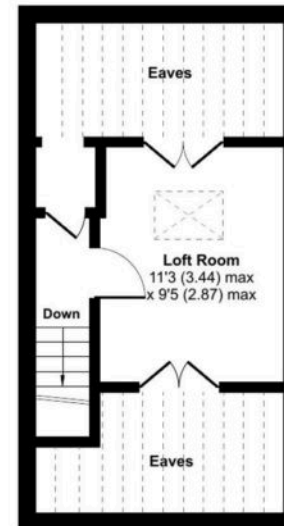
Approximate Area = 857 sq ft / 79.6 sq m  
Limited Use Area(s) = 145 sq ft / 13.4 sq m  
Outbuilding = 33 sq ft / 3 sq m  
Total = 1035 sq ft / 96 sq m

For identification only - Not to scale

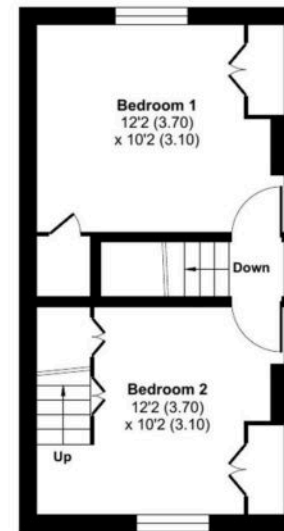
Denotes restricted  
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



### Through Lounge/Dining Room

23' 11" x 12' 2" (7.30m x 3.70m)

Front door with fan light over into the through lounge dining room. Sash window to the front, open fireplace with grate, surround and tiled hearth, picture rail, two radiators, double glazed rear door to side return and garden. Arch through to the kitchen.

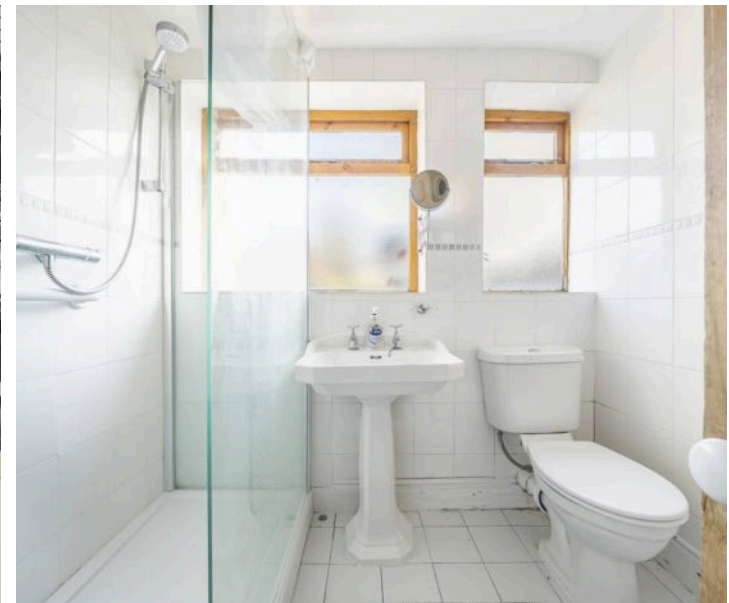
### Kitchen

11' 6" x 7' 1" (3.50m x 2.17m)

Units fitted at eye and base level, tiled floor, spaces for cooker, washing machine and fridge freezer. Inset one and a half bowl sink unit unit, radiator, side door and casement windows out to the side return and deck. Wall mounted Worcester Greenstar condensing Combi boiler with programmer.

### Bathroom

Walk-in shower enclosure with screen, pedestal wash hand basin, WC, tiled floor and walls, two casement windows, spotlights.



**Bedroom 1 (rear)**

12' 2" x 10' 2" (3.70m x 3.10m)

Radiator, sash window to rear, cast-iron fireplace with wood mantlepiece, double doors to inbuilt wardrobe cupboards plus door to over stair wardrobe cupboard with a hanging rail.

**Bedroom 2 (front)**

12' 2" x 10' 2" (3.70m x 3.10m)

Sash window to front, radiator, fireplace with mantlepiece, staircase up to a loft room, double doors to under stair cupboard.

**Loft Room**

11' 3" x 9' 5" (3.44m x 2.87m)

Door at top of staircase into storage cupboard. The loft room has a velux winow and double doors each side into eaves storage.



## OUTSIDE

Formal front garden with front brick wall and wrought iron gate.

**South-easterly facing rear garden over 27 ft x 13 ft**

**with decking to the side return, patio style main area with borders, shed and rear access gate.**





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

*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.*