







## Back Lane

Ham, Richmond upon Thames, TW10

- 3 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE on a corner plot over 80 ft across to the front.
- The house is already extended to the side but offers further potential to remodel and enlarge (stpc).
- Off street parking on own driveway.
- Just moments from sought after Grey Court School and near Ham Library, Ham Green, shops and buses.
- Entrance lobby, lounge and kitchen plus a ground floor side extension with dining/office space, bedroom, and shower room.
- 1st floor family bathroom and two double bedrooms.
- Gas central heating system : double glazing : fitted wardrobes to front bedroom.
- Leafy front garden secluded by trees and bushes plus a South Westerly facing suntrap patio style rear garden with a shed and side access gate.



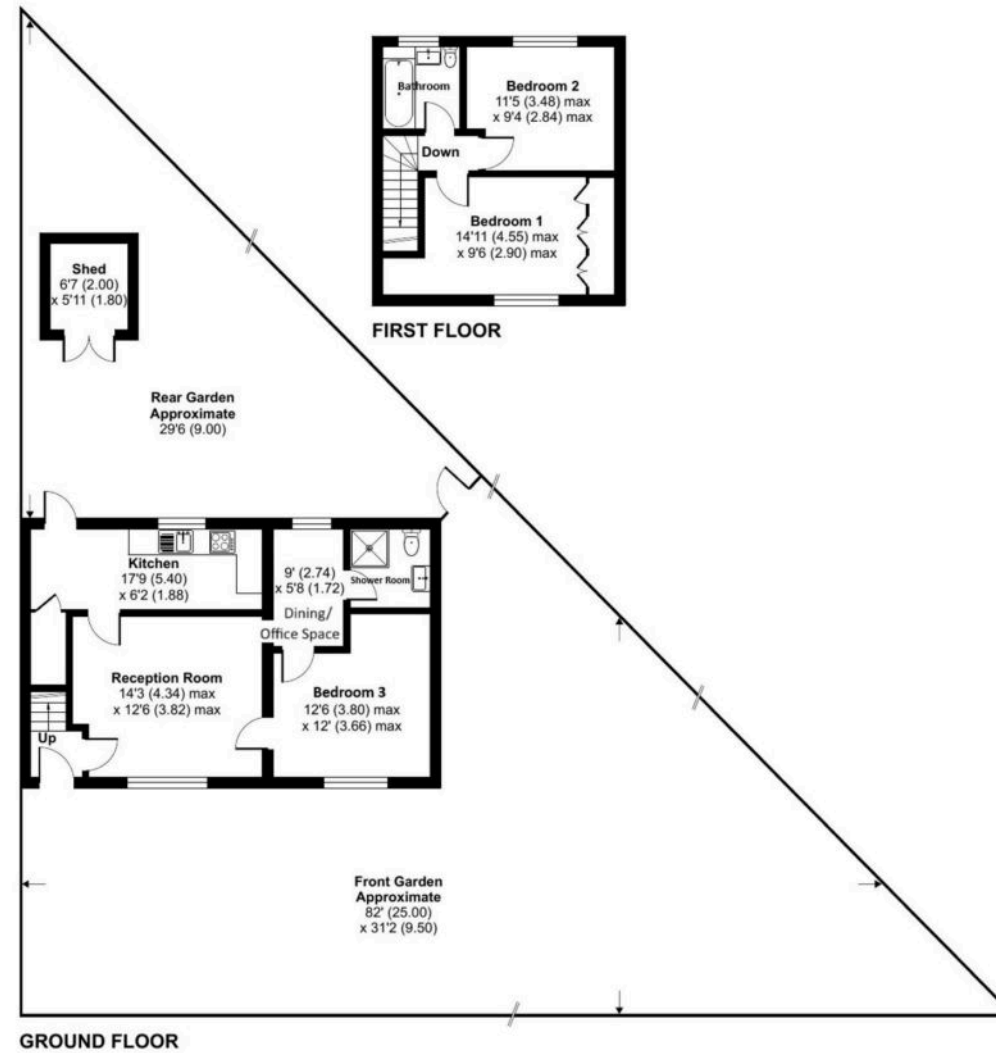
## Back Lane, Richmond, TW10

Approximate Area = 915 sq ft / 85 sq m

Outbuilding = 39 sq ft / 3.6 sq m

Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale



**Entrance Lobby**

Entrance door into lobby with radiator and laminate floor.

**Lounge**

14' 3" x 12' 6" (4.34m x 3.82m)

Double glazed window to front, laminate floor, radiator.

**Kitchen**

17' 9" x 6' 2" (5.40m x 1.88m)

Units fitted at eye and base level, worktops, inset one and a half bowl sink unit, spaces for cooker, fridge freezer and washing machine, door to additional understair pantry/store cupboard, tiled floor, double glazed rear window and door to rear garden.

**Dining/Office Space**

9' 0" x 5' 8" (2.74m x 1.72m)

Double glazed window to rear, laminate floor, radiator.

**Shower Room**

Shower enclosure, wash hand basin with cabinet under, WC, tiled floor, part tiled walls, heated towel rail, frosted double glazed window.

**Ground Floor Bedroom**

12' 6" x 12' 0" (3.80m x 3.66m)

Double glazed window to front, radiator, laminate floor.





### Stairs to 1st floor landing

Stairs from entrance lobby to 1st floor landing with trap door to loft.

### Front Bedroom

14' 11" x 9' 6" (4.55m x 2.90m)

Double glazed window to front, wall length fitted wardrobes, additional alcove with storage, radiator.

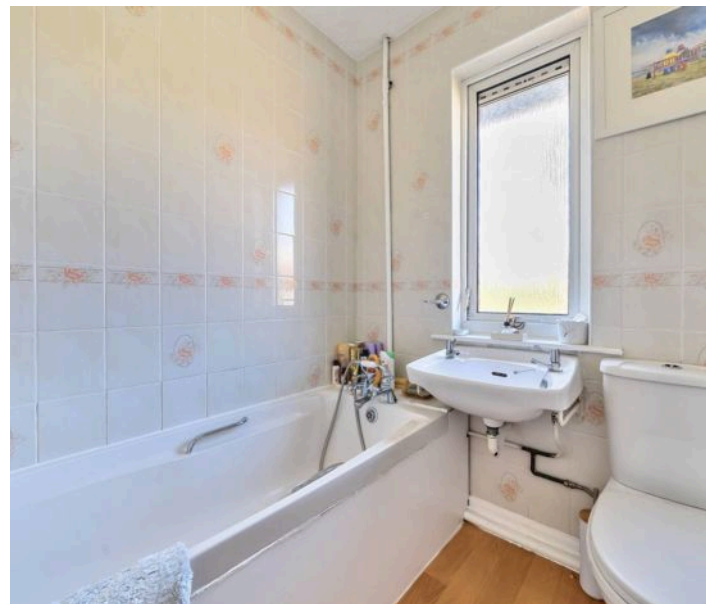
### Rear Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

Double glazed window to rear, radiator.

### Bathroom

Panel enclosed bath, WC, pedestal wash hand basin, tiled walls, laminate floor, heated towel rail, double glazed frosted window.





Front Plot 82.02 x 31.17ft

Wide front garden mostly grassed with tree screen to side and hedge screen to front.

Rear Garden

Rear patio style garden with outside tap and side gate.

Driveway

Off street parking on front shingled driveway.







## Back Lane, Ham, Richmond, TW10

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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Mervyn Smith Sales and Lettings

315 Richmond Rd, KT2 5QU

mail@mervynsmith.co.uk

[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)

020 8549 5099

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