



**MERVYN  
SMITH**  
SALES & LETTINGS

Simpson Road, Ham, Richmond, TW10  
£615,000

## Simpson Road, Richmond, TW10

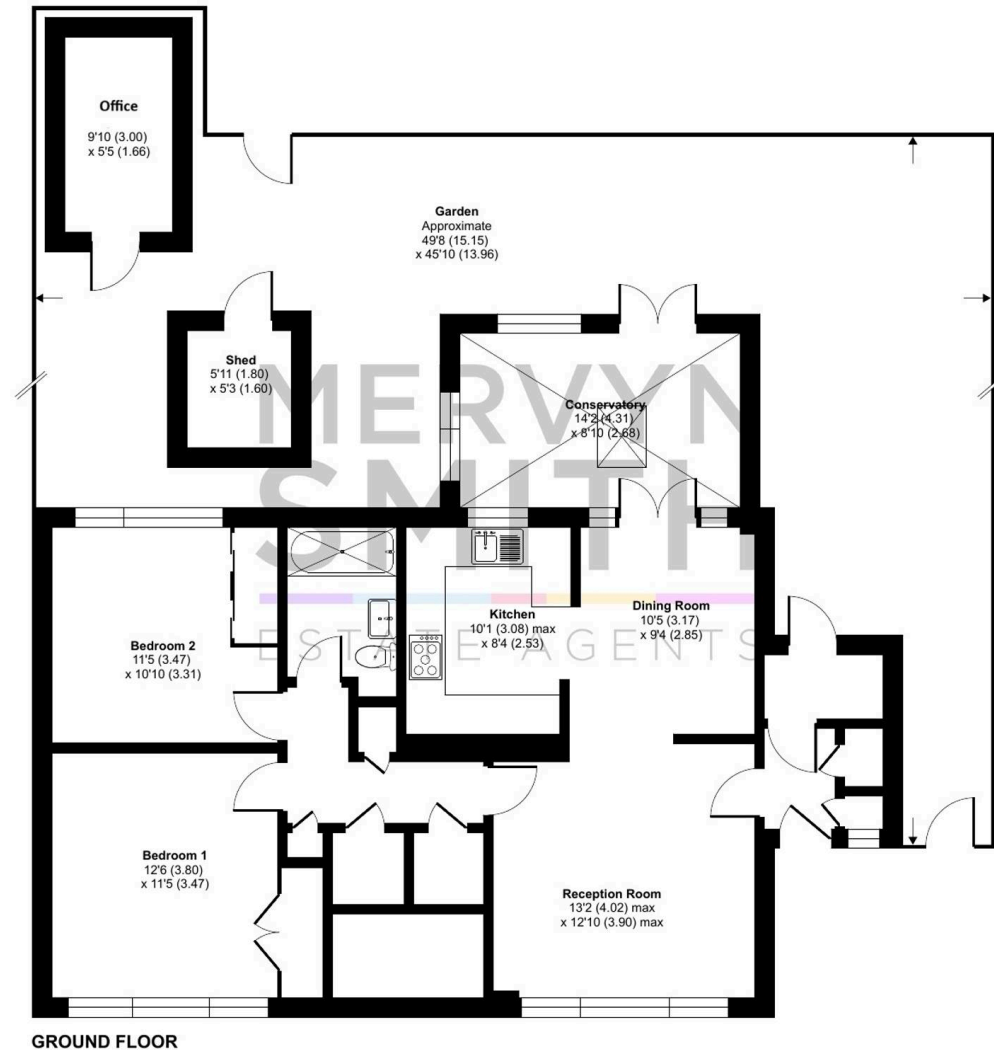
Approximate Area = 994 sq ft / 92.3 sq m

Outbuildings = 85 sq ft / 7.8 sq m

Total = 1079 sq ft / 100.1 sq m

For identification only - Not to scale

- Beautifully presented 2 DOUBLE BEDROOM GROUND FLOOR SEMI DETACHED MAISONNETTE with lovely PRIVATE REAR GARDEN, CONSERVATORY, GARAGE, garden office and EXTENDED LEASE.
- Bright lounge with double pocket doors to additional dining area and fitted kitchen with quartz tops, dining peninsula, Bosch induction hob and integral dishwasher and double oven.
- Bespoke utility cupboard housing a washing machine + pantry/utility off the hall housing a tumble dryer with additional storage.
- Fitted shutters to the lounge and bedrooms : brushed and UV lacquered pearl grey oak flooring to the main living areas : Gas central heating system with Worcester Greenstar condensing boiler.
- Own private front entrance and hall : Added rear conservatory room with stylish timber cladding, double glazed windows and skylight and French doors to the garden.
- Secluded garden with olive trees, timber planters, large garden store with green roof, garden office with stable door, power and light. The front garden areas also belong to the ground floor maisonnette.
- Extended lease - 175 years left & no ground rent.
- Recent décor : Oak flooring to main living areas.
- GARAGE to the rear of the garden.
- Quietly located in a residential side road but close to local shops including Tesco, Post Office and Swiss Bakery and buses into Richmond and Kingston.
- Within reach of sought after Grey Court School. Nearby choice of primary schools and nurseries. Moments from Ham Riverside Lands & the cycle route from Teddington Lock to Richmond Park.





### Hall

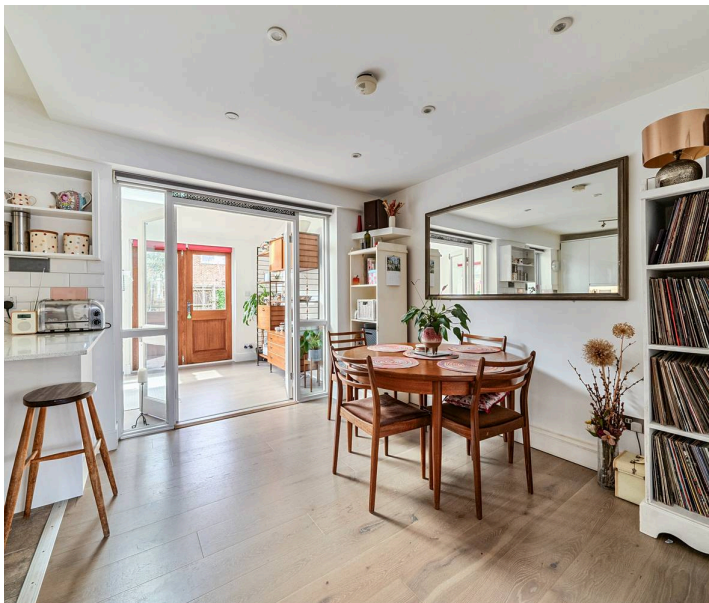
Entrance door, double glazed window to front, display shelf, oak flooring, door to cloaks cupboard with hanging rail. Rear door to pantry/utility currently housing tumble dryer with shelving over, tiled floor, coatrack, downlighters and rear access door to the side passage and garden. Glazed panel and door off the hall to the lounge.

### Lounge

Double glazed window with fitted shutters to front aspect, LED spotlights, oak flooring, vertical radiator, pocket double doors through to dining area.

### Dining Room

French doors to conservatory, LED spotlights, oak flooring, vertical radiators, open plan to kitchen.



### **Kitchen**

Units fitted at eye and base level with quartz worktops and brick tile splashbacks, inset sink unit, inset Bosch induction hob with fitted hood over, inbuilt double oven, spaces for dishwasher and fridge/freezer, wall mounted Worcester Bosch combi boiler, double glazed window, informal dining peninsula between the kitchen and dining room with spaces for stools under.

### **Conservatory**

Double glazed windows and additional skylight window, wall lights, oak flooring, French doors to garden.





### Inner hallway

Doors to storage cupboards and meter/store cupboard. Door to utility cupboard housing washing machine with shelving over. Doors to bedrooms and bathroom.

### Front Bedroom

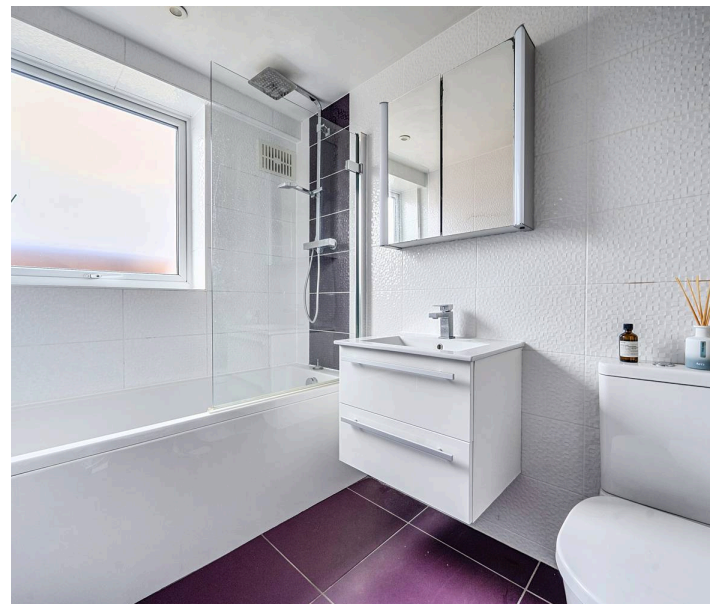
Double glazed window with fitted shutters, radiator, double doors to inbuilt wardrobe with hanging rail and shelf over in addition to given room dimensions.

### Rear Bedroom

Double glazed window with fitted shutters, radiator, sliding doors to fitted wardrobe cupboard with shelving and hanging.

### Bathroom

Tiled walls and floor, heated towel rail, wash hand basin with drawers under, WC, double glazed frosted window, panel enclosed bath with shower and screen over, LED spotlights.



Outside

### Front Garden

The property includes the garden areas to the front of the porch, lounge and front bedroom. Mainly grassed with borders. Side gate to side area and rear garden.

### Rear Garden

Paved and lawned areas, olive trees, timber planters, double doors to large garden store with green roof, office to rear left corner, rear access gate to garage.



## Exterior Office

Stable door, window to side, light and power points, fitted base level store unit with bench seat over, fitted shelving.

## Garage

Numbered 139 in battery to the rear. The driveway into the battery is entered off Simpson Road just after the block of maisonettes. The garage is the second from the left in the block behind the rear garden.

Council Tax Band: D

Tenure: Leasehold : 215 years from 1986 with no ground rent.

EPC Energy Efficiency Rating: D







## Mervyn Smith

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