





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.

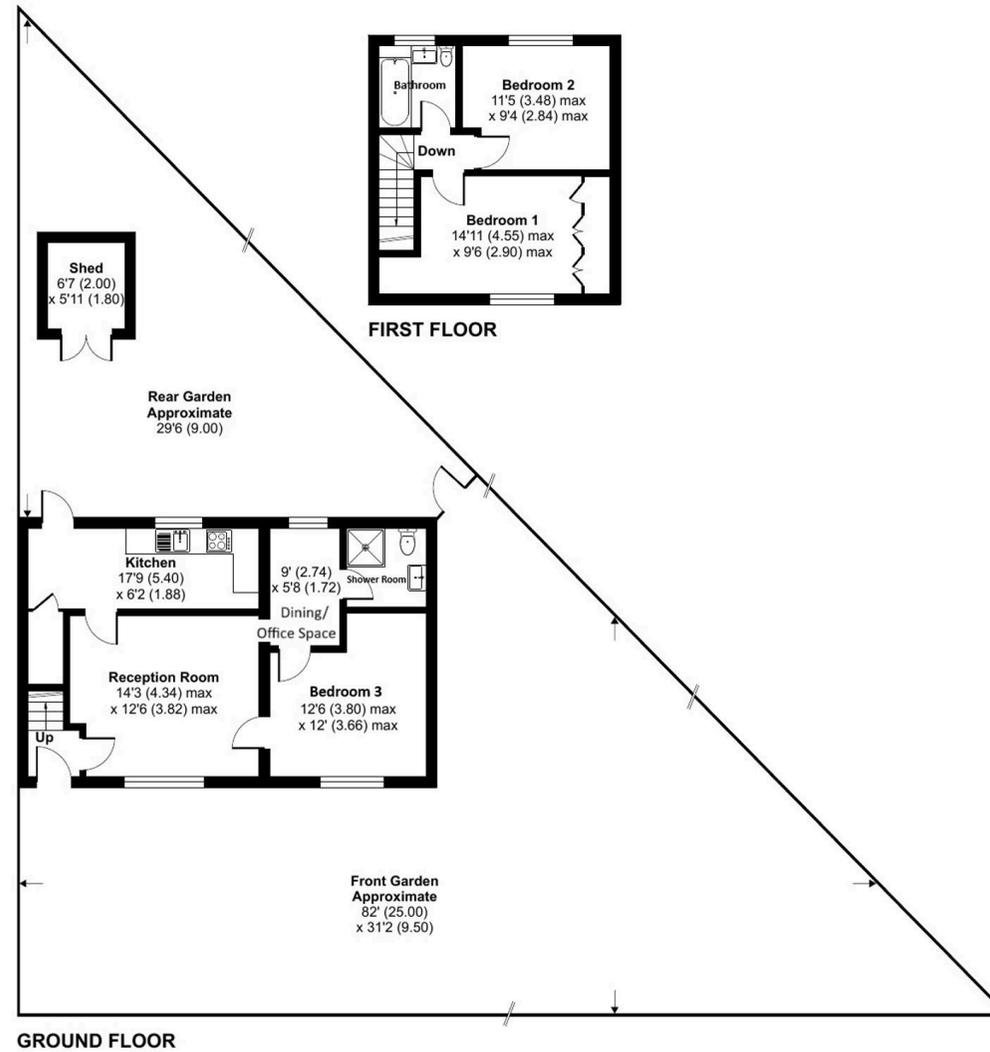
Back Lane, Richmond, TW10

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

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 Sales and Lettings

315 Richmond Rd, KT2 5QU

mail@mervynsmith.co.uk

www.mervynsmith.co.uk

020 8549 5099