

HAM, RICHMOND



£650,000 : LEASEHOLD

PERRYFIELD WAY, HAM, RICHMOND, SURREY, TW10 7SL



Stylishly Extended & Remodelled 3 BEDROOM 3 BATHROOM GROUND FLOOR MAISONETTE
with its own **PRIVATE REAR GARDEN** and a **GARAGE**.

Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN

LONG LEASE of 999 YEARS FROM 2000

***Super triple aspect lounge/kitchen/dining room over 23 ft x 17 ft with folding doors out to the garden.
Inbuilt oven, gas hob, separate fridge and freezer plus dishwasher. Separate utility with door to garden.***

Double glazed throughout : gas central heating with a condensing combi : EPC rating 71 (Band C)

Two double bedrooms with en suites : 3rd Bathroom off the hall : Extra room as 3rd bedroom or 2nd reception.

Lovely location at the cul de sac end of this popular residential road near Ham House (NT), allotments, horse paddocks, children's playground and the open spaces of Ham Riverside Lands.

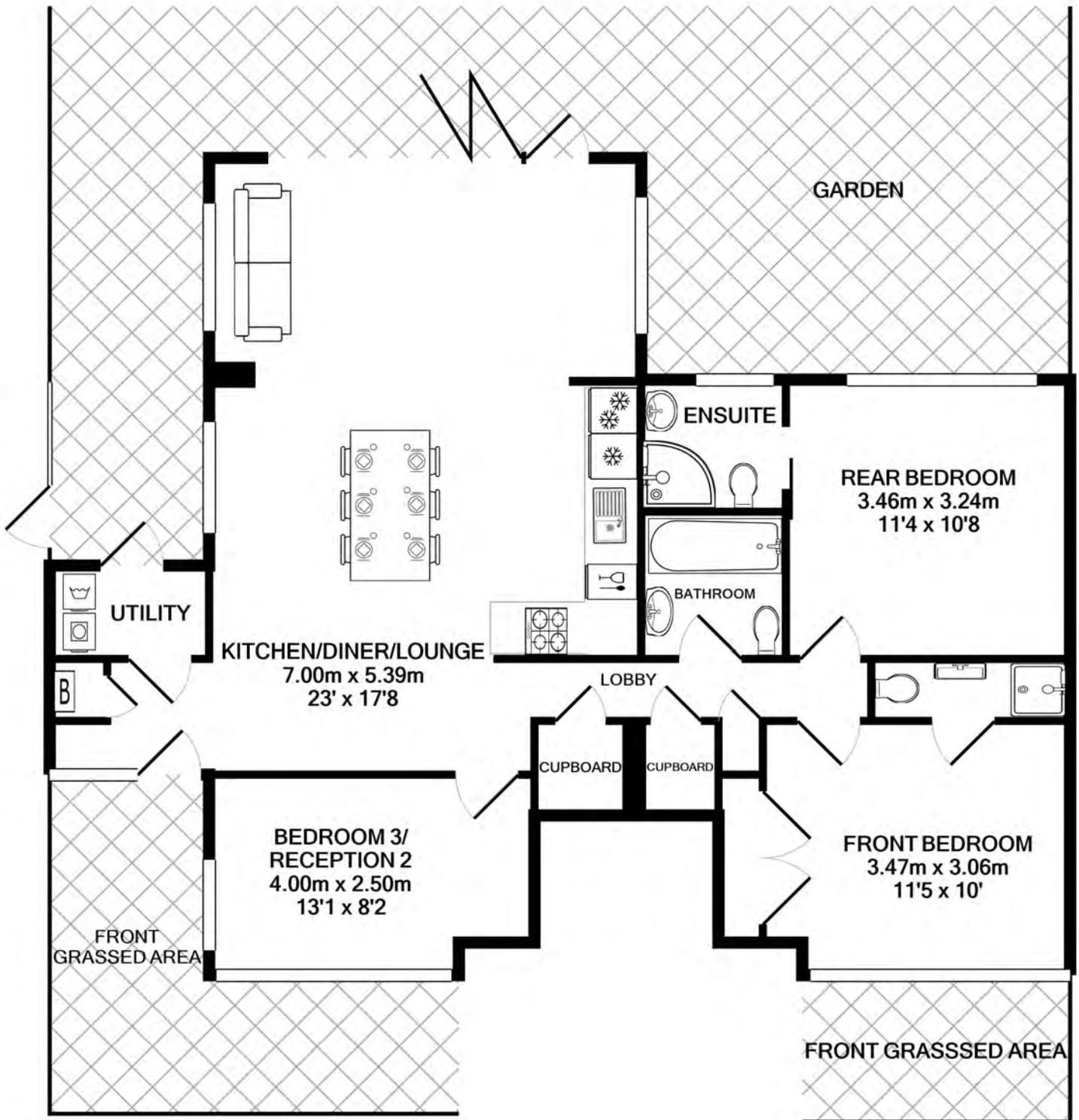
***Within reach of sought after Ofsted 'Outstanding' rated Grey Court School and a choice of nearby nurseries and primaries.
Near to local shops including a Tesco Express, Swiss bakery, pharmacy and Post Office.***



Tel: 020 8549 5099



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ENTRANCE PORCH:

uPVC entrance door into

ENTRANCE LOBBY:

Double glazed window to front, laminate flooring, coatrack, vertical radiator, door to services/airing cupboard with boiler and slatted shelving. Door to ..

UTILITY:

Space for washing machine, laminate floor, double glazed door out to side return and side access gate.

TRIPLE ASPECT OPEN PLAN LOUNGE/KITCHEN/DINING :

Abt 23 ft x 17 ft 8 max (7m x 5.39m max)

Double glazed windows to each side, rear folding double glazed doors out to patio and garden, two vertical radiators, laminate flooring, kitchen units at eye and base level, worktops, splashbacks, inset sink, inset gas hob with hood over, inbuilt oven, integral separate fridge and freezer, slimline dishwasher.





DOUBLE ASPECT RECEPTION 2 / BEDROOM 3 : Abt 13 ft 1 x 8 ft 2 (4m x 2.5m)

Double glazed windows to front and side, wood floor, radiator.



INNER LOBBY:

Doors to two storage cupboards, additional store/meter cupboard, wood floor.

FAMILY BATHROOM:

Tiled floor and bath surround, WC, pedestal wash hand basin, panel enclosed bath with screen and shower over, heated towel rail.



FRONT BEDROOM: Abt 11 ft 5 x 10 ft (3.47m x 3.06m)

Wood floor, radiator, double glazed window to front aspect, double doors to inbuilt wardrobe cupboard in addition to room dimensions with hanging rail and shelf over.

EN SUITE:

Tiled floor, walk in shower, WC, wash hand basin, heated towel rail.



REAR BEDROOM: Abt 11ft 3 x 10 ft 8 (3.43m x 3.25m)

Wood floor, radiator, double glazed window to rear garden aspect.



EN SUITE:

Tiled floor, walk in shower, WC, wash hand basin with cabinet under, frosted double glazed window, heated towel rail.



OUTSIDE:

FRONTAGE:

Grassed areas with borders to front.

PRIVATE REAR GARDEN AND SIDE RETURN

Yorkstone paved patio off the lounge/diner, grassed areas with borders and laurel trees, shed, feature raised area with tree, bark chippings and palm, walled side area with barbeque, outside tap, store and door back into the utility and side access gate.



GARAGE In nearby block with up an over door.

The entrance into the garage forecourt is just at the other end of the terrace of maisonettes.

The garage is the fourth on the left.



SERVICE CHARGE: There is an annual payment to Ham Riverside Lands Ltd of £448 (from 26/3/2021 to 25/3/2022 for the upkeep of communal areas.

LEASE: 999 years from 25th March 2000

GROUND RENT: £1.05 pa

REF: 2351

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.

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.



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