

HAM, RICHMOND



£535,000 : FREEHOLD

HEADWAY CLOSE, HAM, RICHMOND, SURREY, TW10 7YW



A TWO BEDROOM FREEHOLD HOUSE on a small private residential estate to the side of Ham Riverside Lands.

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION AND NO ONWARD CHAIN.

SUNNY SOUTHWESTERLY FACING REAR GARDEN.

The property also includes a **GARAGE** near the front of the property.

Double glazed throughout : Refurbished bathroom : Gas central heating system with an efficient Worcester Greenstar boiler.

L shaped lounge/dining room over 16ft across at max with patio doors to the garden.

Within reach of local shops and buses to central Richmond and Kingston.

The house is situated within 300 metres of the lovely open spaces of Ham Riverside Lands at the other end of the Close. The Lands lead across to riverside walks along the Thames towpath and the pedestrian/cycle bridge over the river at Teddington Lock and on to Teddington High Street and railway station.

The house is within reach of Ofsted 'Outstanding' rated Grey Court school in Ham and also Teddington School on the opposite bank. There is a choice of nearby primary schools and nurseries.



Tel: 020 8549 5099



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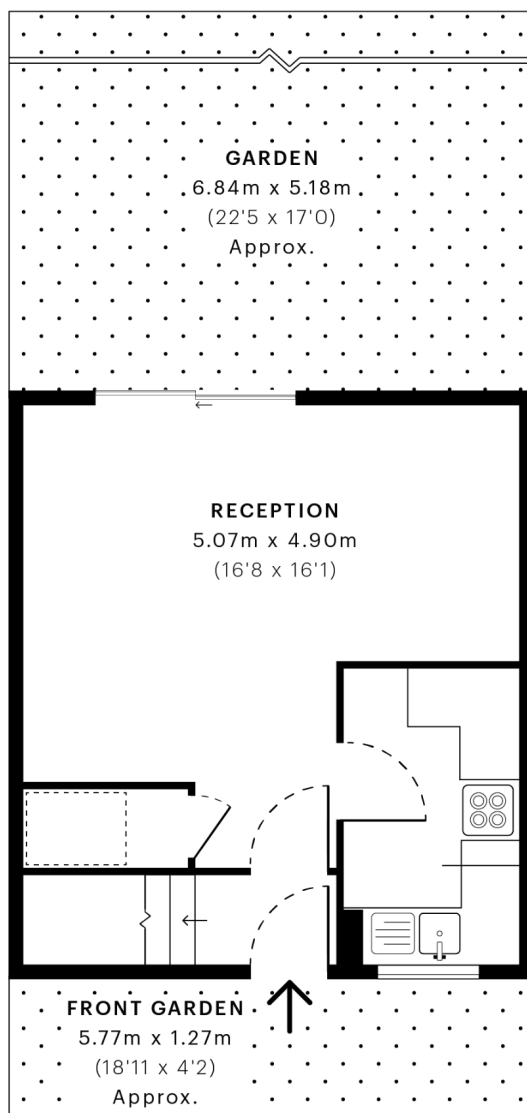
Headway Close, TW10

CAPTURE DATE 06/04/2022 LASER SCAN POINTS 82,781,374

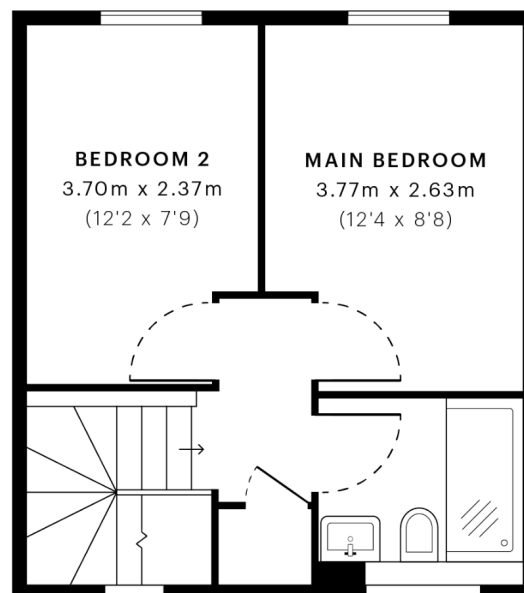
GROSS INTERNAL AREA

58.62 sqm / 630.98 sqft

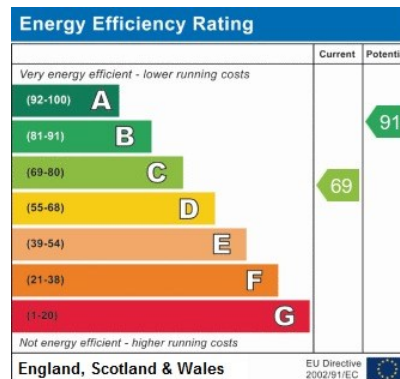
Garage also available,
not measured during
survey, and excluded
from measurements.



— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
58.62 sqm / 630.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
53.23 sqm / 572.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.83 sqm / 8.93 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 56.06 sqm / 603.42 sqft
IPMS 3C RESIDENTIAL 54.09 sqm / 582.22 sqft

SPEC ID 624bfb22be35b50dbaacf2e

ENTRANCE PORCH:

uPVC entrance door leading through to....

HALL:

Radiator, door through to ...

LOUNGE / DINING ROOM: Abt 16 ft 8 max x 16 ft 1 (5.07m max x 4.90m)

Two radiators, door to deep understair storage cupboard, sliding double glazed patio doors to the garden.



KITCHEN: Abt 10 ft x 5 ft 10 (3.05m x 1.78m)

Units at eye and base level, worktops, grey tile splashbacks, inset sink unit, spaces for cooker, fridge/freezer and washing machine, wall mounted Worcester Greenstar boiler, tiled flooring, double glazed window to front aspect.



STAIRCASE FROM HALL TO 1st FLOOR LANDING:

Double glazed mezzanine window to front, trap door to loft, door to airing cupboard housing hot water cylinder.

BEDROOM ONE: Abt 12 ft 4 max x 8 ft 8 (3.77m max x 2.63m)

Double glazed window to rear aspect, laminate flooring, radiator.



BEDROOM TWO: Abt 12 ft 2 max x 7 ft 9 (3.70m max x 2.37m)

Double glazed window to rear aspect, laminate flooring, radiator.



BATHROOM:

Walk in shower with screen, wash hand basin on stand, WC, radiator, frosted double glazed fanlight window, part tiled walls, tiled floor.



OUTSIDE:

GARAGE:

Up and over door, pitched roof. The garage is the middle garage to the front of the house.



REAR GARDEN: Abt. 22 ft (6.75m)

Paved to immediate rear with verandah awning over, main area grassed with borders.





SERVICE CHARGE:

Although the property itself is freehold, there are some verges, borders etc on the estate which are maintained communally by a Residents Association (Locksmeade Management Company Ltd). There is an annual fee to the Residents Association of £160 pa. (discounted to £100 for prompt payment).

REF 2416

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. Prospective buyers and their legal advisers should note that whilst the property is freehold, there is a small annual charge payable to the Locksmeade Residents Association for upkeep of communal areas, grass verges etc. Prospective buyers and their legal advisers will have to establish the exact rights 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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