

**HAM, RICHMOND**



**£ 595,000 : FREEHOLD**

**STUART ROAD, HAM, RICHMOND UPON THAMES, TW10 7QB**



**A RENOVATION AND EXTENSION OPPORTUNITY AT THIS END TERRACE 3 BEDROOM HOUSE with a lovely rear garden over 50 ft x 30ft.**

Double aspect lounge/dining room over 21 ft x 14 ft at max plus an added CONSERVATORY.

The property requires some general updating but has a gas central heating system and double glazing.

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION and NO ONWARD CHAIN

Located within reach of Ofsted 'Outstanding' rated Grey Court School and the German School, with a choice of nearby primary schools and nurseries. The property is also within reach of Ham Library, local shops including a Tesco Express, Post Office, pharmacy and Swiss bakery, and bus services to Richmond and Kingston. A passageway just further along the road leads out to Riverside Drive with access to the open spaces of Ham Riverside Lands, TYM Marina, children's playground and allotments.



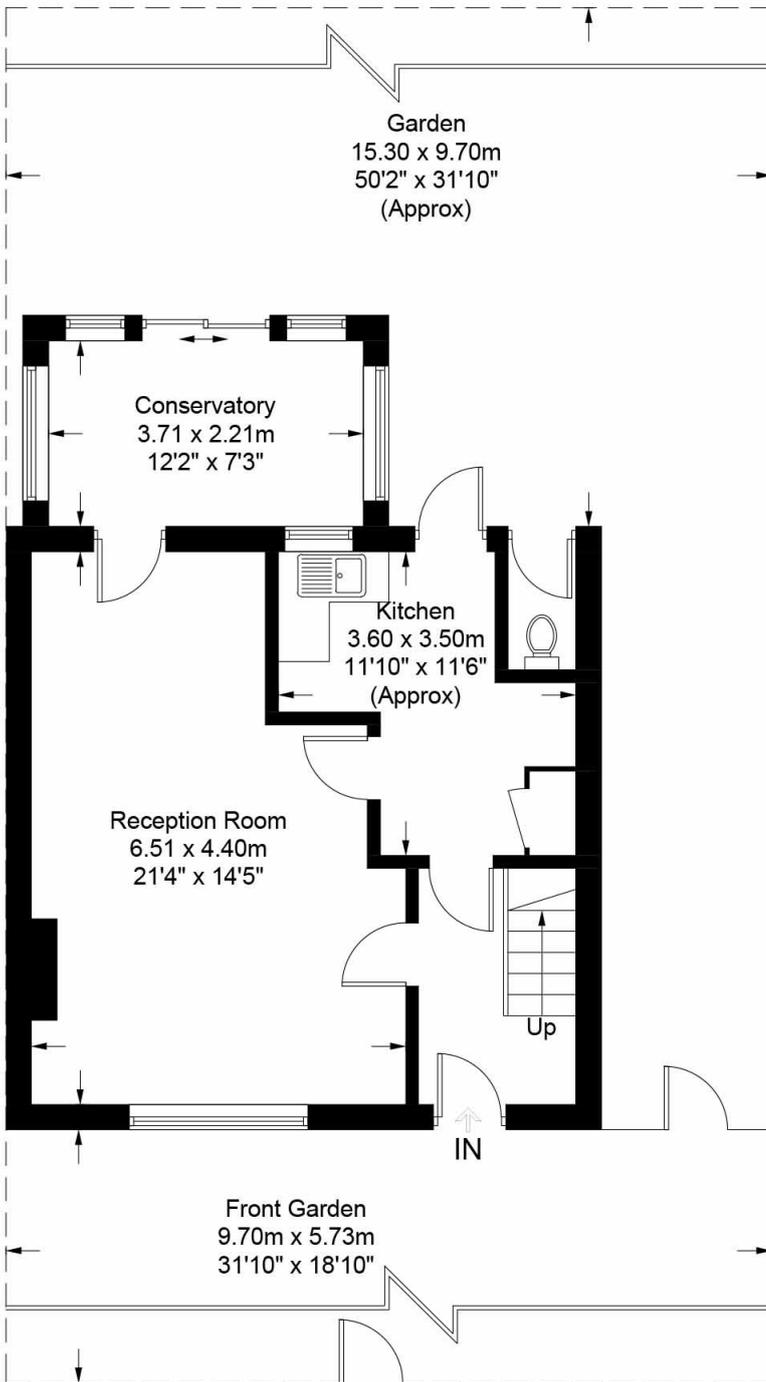
Tel: 020 8549 5099



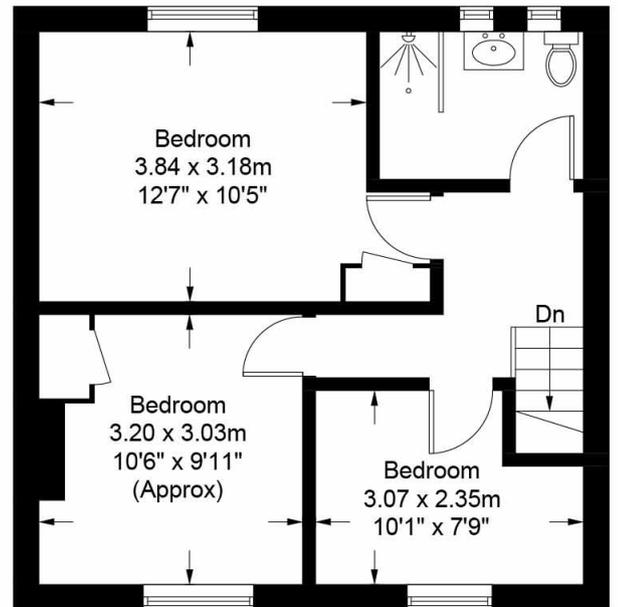
[www.mervynsmith.com](http://www.mervynsmith.com)

# Richmond, TW10

Approx. Gross Internal Area  
93.7 Sq M - 1008 Sq Ft



**Ground Floor**



**First Floor**

Every attempt is made to assure accuracy, however  
measurements are approximate and illustrative purposes only. Not to scale  
Produced by Emzo Marketing Ltd

**ENTRANCE PORCH:**

Double glazed entrance door into ..

**ENTRANCE HALL:**

Understair storage space, radiator.

**DOUBLE ASPECT LOUNGE/DINING ROOM Abt. 21 ft 4 x 14 ft 5 max ( 6.451m x 4.40m max)**

Double glazed window to front garden, two radiators, coving, fitted gas fire, double glazed rear door to conservatory .





**CONSERVATORY** Abt. 12 ft 2 x 7 ft 3 ( 3.71m x 2.21m)  
Radiator, sliding door to garden.



**KITCHEN: Abt 11 ft 10 x 11 ft 6 mx approx. ( 3.60m x 3.50m max approx.)**

Fitted units and worktops, tile splashbacks, sink unit with cabinet under, spaces for washing machine, cooker and fridge/freezer, door to cupboard, double glazed window and door to rear.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

**BEDROOM 1: (rear) 12 ft 7 x 10 ft 5 (3.84m x 3.18m)**

Double glazed window to rear aspect, radiator.



**BEDROOM 2: (front) Abt. 10 ft 6 x 9 ft 11 max (3.20m x 3.03m)**

Double glazed window to front aspect, radiator, door to airing cupboard housing hot water cylinder with shelving over.



**BEDROOM 3:** (front) Abt. 10 ft 1 x 7 ft 9 max ( 3.07m x 2.35m max)

Double glazed window to front aspect, radiator.



**BATHROOM:**

Walk in shower with rail and curtain, two double glazed frosted windows, pedestal wash hand basin, WC.



**OUTSIDE:**

**FRONT GARDEN**

Formal front garden with wrought iron gate and path between grassed areas with borders.

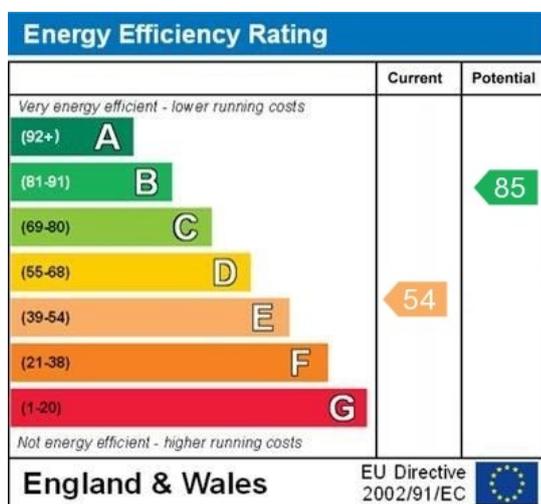
**SIDE AREA**

Side gate and passage round to ..

**REAR GARDEN** Abt 50 ft 2 x 31 ft 10 ( abt 15.3m x 9.7m)

Mainly grassed with borders, pond, doors to brick built store sheds, door to **OUTSIDE WC**





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**REF 2282**

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.



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