

# HAM, RICHMOND



## £795,000 \* FREEHOLD

ASHBURNHAM ROAD, HAM, RICHMOND UPON THAMES, TW10 7NJ



**STUNNINGLY REFURBISHED & REMODELLED TOWNHOUSE OFFERING 5 BEDROOMS AND 3 BATHROOMS.**

***THOUGHTFULLY & TASTEFULLY DESIGNED THROUGHOUT with high specification inventory.***

**Quality appliances with lengthy warranties included. Free standing furniture could also be included by negotiation.**

Engineered oak flooring : Intelligent lighting system : Fitted sound system and speakers, Power points with integral USB sockets. All new bathrooms with Rak and Grohe fittings. GROUND FLOOR CLOAKROOM. New gas central heating system with a Worcester boiler and Gledhill cylinder with Google Nest smart control. : New double glazing throughout : New fire doors.

*Super kitchen/diner with quartz worktops & island, boiling water tap, induction hob with integral 3 speed extractor inset within the hob, Bosch oven and dishwasher, integral fridge and freezer. Space for formal dining table plus an informal dining surface with stools under.*

Folding doors out to a deck and **SOUTHEASTERLY FACING REAR GARDEN** with new turf, rose borders and SUMMERHOUSE CHALET and double doors to integral store. **Off street parking to front driveway**

***Two bedrooms each with matching en suites to the 1st floor. 3 further bedrooms and family bathroom to the 2nd floor.***

Near shops including Tesco Express, Swiss bakery, German Deli, pharmacies and Post Office. Moments from buses to Richmond and Kingston. Near popular primary schools and nurseries, whilst sought after Grey Court School, - Ofsted rated 'Outstanding' - is just at the eastern end of the road. Also within reach of the German School, London.

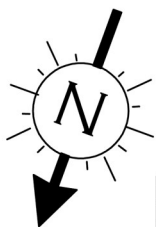
***NO ONWARD CHAIN & VACANT POSSESSION!***



Tel: 020 8549 5099

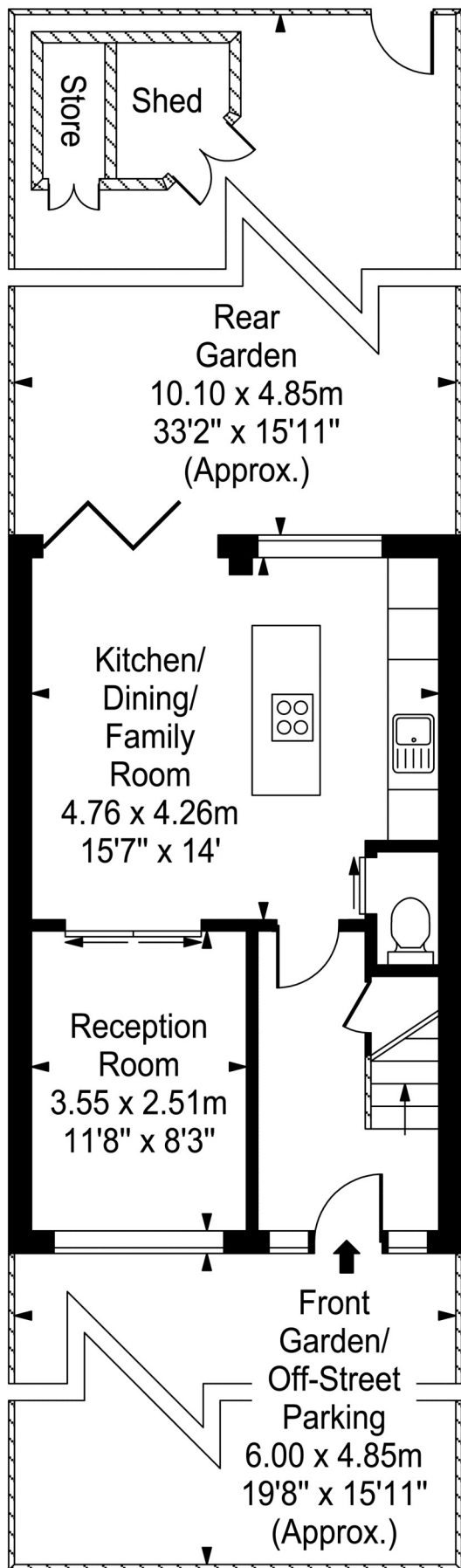


[www.mervynsmith.com](http://www.mervynsmith.com)

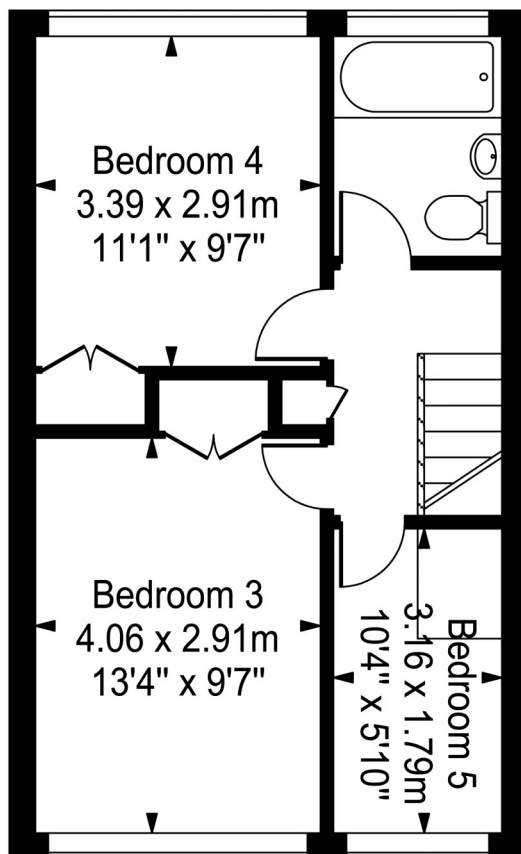


# Ashburnham Road

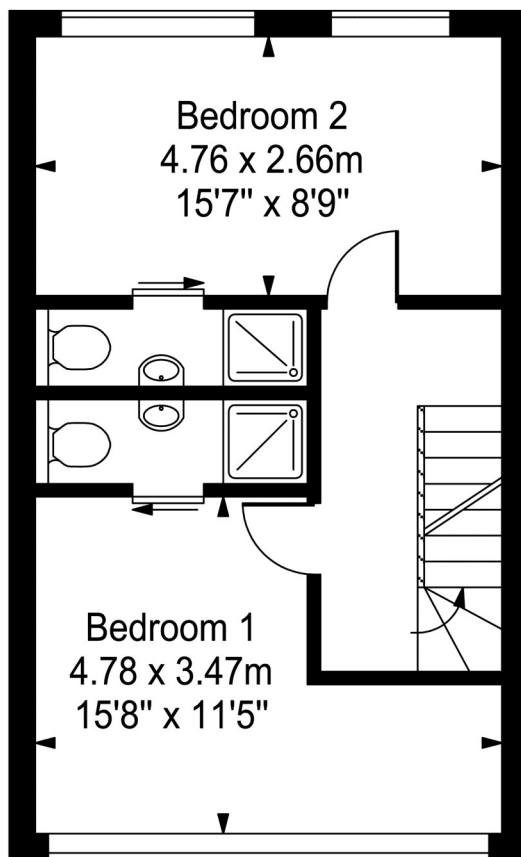
Approx. Gross Internal Area  
117 Sq M - 1257 Sq Ft



Ground Floor



Second Floor



First Floor

Every attempt is made to assure accuracy, however  
measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



**ENTRANCE:**

Multilock security door with double glazed window to each side into ...

**HALL:**

Wood flooring. Fitted shoe cabinets, vertical radiator with inset mirror, understair store cupboard.



**GROUND FLOOR CLOAKROOM:** Wc with integral wash hand basin, wood floor, pocket door.

**LOUNGE:**

Wood flooring, vertical radiator, double glazed front window.





### **KITCHEN/ DINING ROOM:**

Wood flooring, space for formal dining table and chairs. Fitted kitchen units at eye and base level, quartz worktops and island informal dining surface / cooking station with induction hob with integral 3 speed extractor supplied in alternate colours, inset bowl with boiling water tap and drainer grooves in the quartz, glass upstands, lighting over worktops and at base level, integral Bosch oven and dishwasher, integral washing machine, fridge and freezer, - all with warranties. Cupboard housing new Worcester Greenstar system boiler with Google Nest smart control. Double glazed floor-to-ceiling panel and folding doors out to deck.





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

**BEDROOM ONE (Front): Abt 15 ft 8 x 11 ft 5 max (4.78m x 3.47m max)**

Wood floor, vertical radiator, double glazed windows front, pocket door to ..

**EN SUITE**

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





**BEDROOM TWO (Rear):** Abt 15 ft 7 x 8 ft 9 (4.76m x 2.66m)

Wood floor, vertical radiator, double glazed windows front, pocket door to ...

**EN SUITE**

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





**STAIRCASE FROM 1st TO 2nd FLOOR LANDING:**

Door to cupboard, trap door to loft with fitted drop down ladder.

**BEDROOM THREE (Front):**

Double doors to inbuilt wardrobe with hanging rail and shelving in addition to room dimensions.

Wood floor, radiator, double glazed window to front.



**BEDROOM FOUR (Rear):**

Double doors to inbuilt wardrobe with hanging rail and shelving in addition to room dimensions.

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





**BEDROOM FIVE (Front):** Double glazed window to front aspect, wood floor, radiator, extendable desk unit, fitted shelving.



**FAMILY BATHROOM:**

Tiled floor, tile panel enclosed bath with folding shower screen, heated towel rail, trough sink with drawers under, WC, frosted double glazed window, tiled walls.





## **OUTSIDE:**

### **FRONT:**

Hardstanding resin surface driveway providing off street parking. Planted garden area to the right of the driveway.

### **REAR GARDEN:**

South easterly facing with decked terrace, outside tap and hose, main area turfed with borders, rose bushes, rear access gate.

### **SUMMERHOUSE CHALET AND STORE:**

Double doors into chalet and double doors into integral store cupboard.



### **Ref: 2272**

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. The vendor has informed us about the appliances and warranties but none of the services, fittings, appliances, or heating or hot water installations have been inspected or tested by Mervyn Smith & Co and no warranties have been inspected by Mervyn Smith & Co, so no warranty or assurance can be given by us as to their working condition or guarantees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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