

HAM, RICHMOND

£550,000 : FREEHOLD



ASHBURNHAM ROAD, HAM, RICHMOND, SURREY, TW10 7SB



A 3 BEDROOM HOUSE requiring some refurbishment but enjoying a lovely position set back from the road. The property also includes a **GARAGE** in a battery to the rear.

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

Attractive rear garden.

Radiator gas central heating system with an efficient Worcester Greenstar condensing combi boiler. Double glazed throughout.

Bright lounge opening through to an additional dining area with patio doors to the garden. Fitted kitchen units with integral Bosch oven, hob and hood.

Inbuilt wardrobe cupboards to both main bedrooms.

Located in the quieter leafier end of the road leading towards the protected open spaces of Ham Riverside Lands, the TYM Marina and allotments. The house is within reach of buses to Richmond and Kingston, and a local shops including a Tesco Express, takeaways, Post Office, Swiss bakery and pharmacy. The property is also within reach of Ofsted "Outstanding" rated Grey Court School, the German School and a choice of nearby nurseries and primaries.

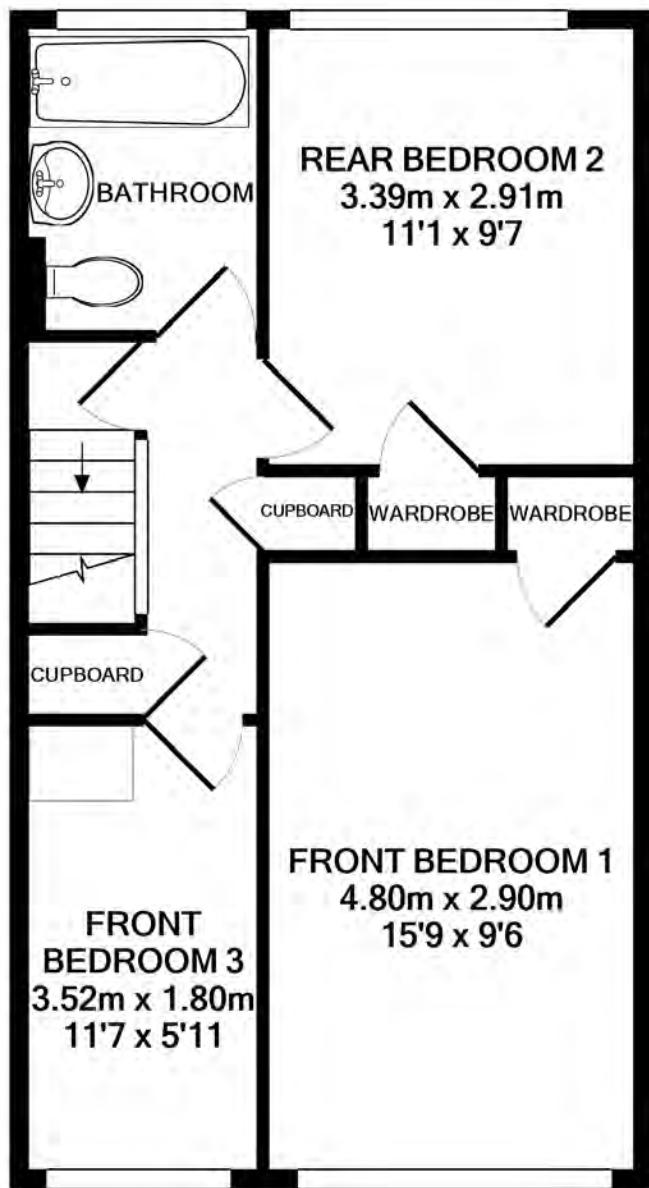
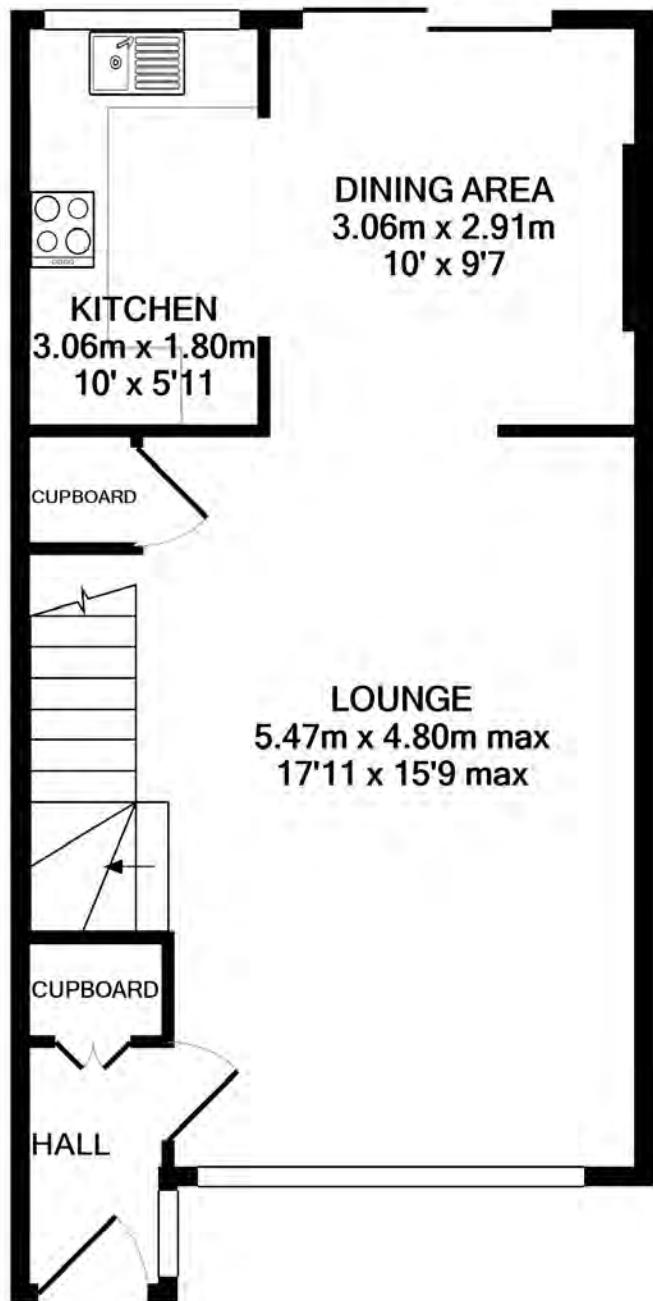


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FLOOR PLANS



1ST FLOOR
APPROX. FLOOR
AREA 42.9 SQ.M.
(461 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.5 SQ.M. (932 SQ.FT.)

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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ENTRANCE PORCH:

Frosted double glazed entrance door leading through to...

ENTRANCE HALL:

Double doors to cupboard, frosted double glazed side window, radiator, door to

LOUNGE: Abt. 17ft 11 ins x 15ft 9 ins max (5.47m x 4.80m max)

Double glazed windows to front aspect, two radiators, door to cupboard, arch through to dining area.



DINING AREA: Abt. 10ft x 9ft 7ins (3.06m x 2.91m)

Radiator, feature brick walling, double glazed patio doors to garden.



KITCHEN: Abt. 10ft x 5ft 11ins (3.06m x 1.80m)

Fitted units at eye and base level, worktops, splashbacks, inset sink unit, inbuilt Bosch oven, inbuilt Bosch hob with hood fitted over, spaces for fridge freezer and washing machine, cupboard concealing Worcester Greenstar combi boiler, double glazed window to garden aspect.



STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING:

Glazed panel and door through to inner landing, door to store cupboard, door to additional overstair cupboard, trap door to loft.

FRONT BEDROOM ONE: Abt. 15ft 9 ins x 9ft 6ins (4.80m x 2.90m)

Double glazed window to front aspect, radiator, wall light fitting, door to inbuilt wardrobe cupboard in addition to given room dimensions.



REAR BEDROOM TWO: Abt. 11ft 1ins x 9ft 7ins (3.39m x 2.91m)

Door to inbuilt wardrobe cupboard in addition to given room dimensions, radiator, double glazed window to rear.



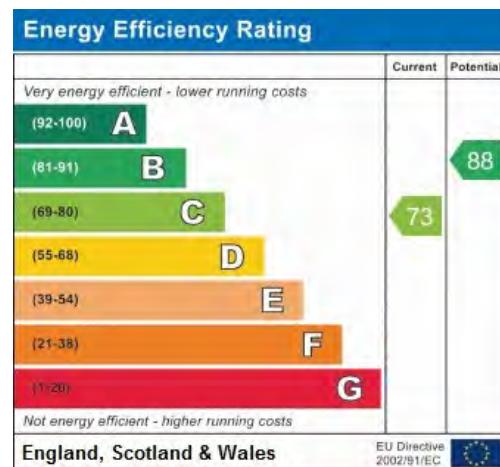
FRONT BEDROOM THREE: Abt. 11ft 7ins x 5 ft 11 ins (3.52m x 1.80m) reduced to one corner

Double glazed window to front aspect, radiator, overstair shelf.



BATHROOM:

Panel enclosed bath with electric shower unit over, WC, wash hand basin with cabinet under, double glazed frosted window, radiator.



OUTSIDE:

GARAGE:

Brick and block garage with up and over door. The garage is in a battery to the rear of the terrace. It can be accessed on foot from the rear garden gate and vehicular access is off Willow Bank. A hardstanding driveway leads to the garage forecourt which has a water tap.



FRONT GARDEN: Mainly grassed.

REAR GARDEN: Paved to immediate rear of house, outside tap, grassed area and borders, rear access gate.



MAINTENANCE CHARGE:

Although the property is freehold, there is an annual maintenance charge for upkeep of garage areas and non-private garden areas on the development. This is managed by Ham Riverside Lands Ltd, to which there is an annual charge, currently £448pa.

ADVICE TO PROSPECTIVE BUYERS:

Like many properties built in the UK up to the 1990s, this property may contain some elements of asbestos. You are advised to seek a specialist assessment as part of the house buying process.

REF : 2311

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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