

HAM, RICHMOND



M E R V Y N
SMITH

£825,000 * FREEHOLD

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



A Remodelled and Upgraded **FOUR BEDROOM TWO BATHROOM END TERRACE TOWNHOUSE** with a **CONSERVATORY STYLE EXTENSION** creating a super kitchen/dining /family room over 17 ft square.

Off street parking to the front and a **South-Westerly facing rear garden.**

Located in a leafy residential side road.

The ground floor provides a bright entrance hall, generous utility/store room, WC, and the expanded rear area with marbled kitchen worktops and integral hob hood, oven, fridge freezer and dishwasher. The family/dining area has sliding patio doors out to the garden.

The 1st floor offers a generous double aspect lounge and a rear double bedroom with 4 piece en suite.

The 2nd floor has a front bedroom with sliding mirrored doors to a wide inbuilt wardrobe, a further double bedroom, and a double aspect 4th bedroom, plus 4 piece family bathroom.

Stylish presentation throughout with double glazing, gas central heating system and wood effect flooring.

Within reach of bus services to Richmond and Kingston and a nearby parade of local shops including a Tesco Express, Swiss bakery, Pharmacy and Post Office.

Ofsted Outstanding Grey Court School is just a few streets away and the house is near a choice of primary schools and nurseries.

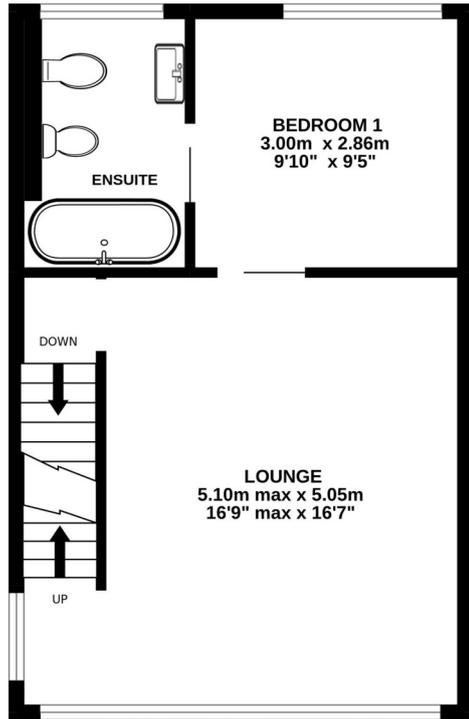


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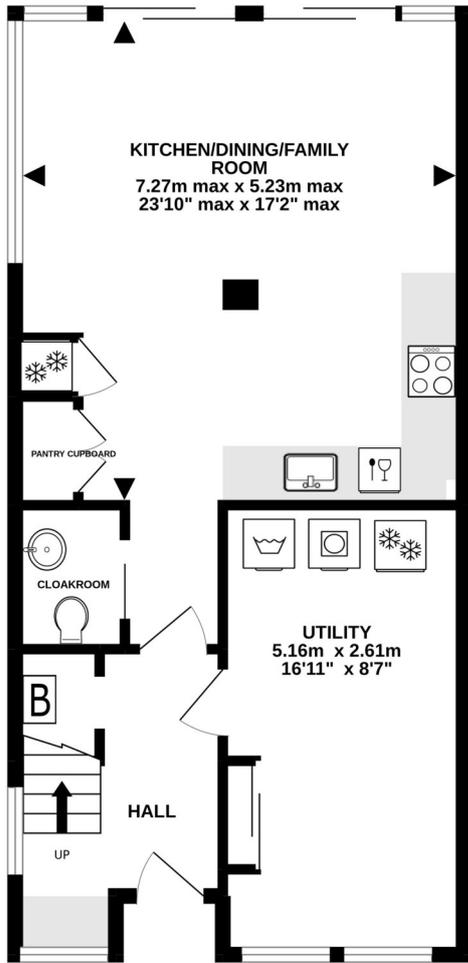


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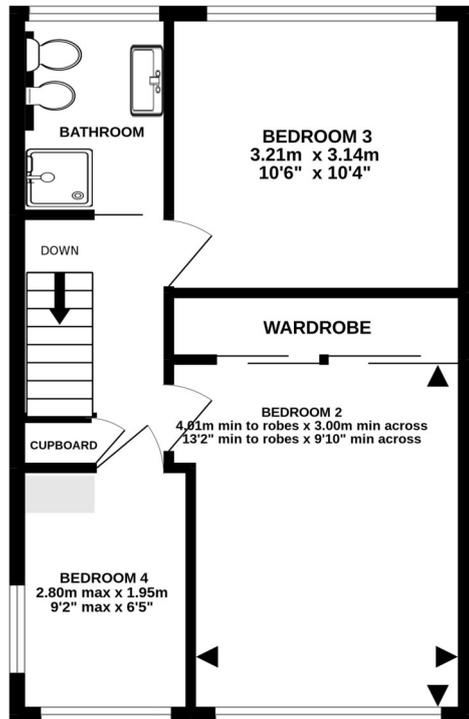
1ST FLOOR
40.6 sq.m. (438 sq.ft.) approx.



GROUND FLOOR
54.2 sq.m. (583 sq.ft.) approx.



2ND FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 135.8 sq.m. (1461 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

ENTRANCE PORCH:

Door to outside cupboard, Elizabethan style entrance door into

HALL:

Radiator, double glazed frosted windows and display shelf to front. Additional double glazed window to side aspect. Aperture to understairs cupboard housing boiler. Door into ...

UTILITY: Abt: 16 ft 11 x 8 ft 8 (abt. 5.16m x 2.61m)

Twin fanlight windows to front, spaces for appliances, double doors to fitted cupboard, laminate floor, striplights.

Rear door off the hall through into lobby area with door to

CLOAKROOM

WC, laminate floor, heated towel rail, floor standing wash hand basin.

Through into

OPEN PLAN KITCHEN/DINING/FAMILY ROOM: Abt : 23 ft 10 x 17 ft 2 (7.27m x 5.23m)

Kitchen area with marbled worktops, splashbacks, inset sink, inbuilt hob with fitted hood over, inbuilt oven, integral dishwasher, laminate flooring, double doors to floor to ceiling pantry cupboard, integral fridge/freezer, rear conservatory style extended area with large vertical radiator, double glazed windows to side and rear, plus twin sliding patio doors out to the garden.





STAIRCASE FROM HALL TO FIRST FLOOR :

LOUNGE: Abt : 16 ft 9 max across x 16 ft 7 (Abt. 5.10m max across x 5.05m)

Room width double glazed windows to front and additional double glazed window to side, laminate floor, spotlights, Radiator.



BEDROOM ONE: Abt: 13 ft 2 x 11 ft 1

Radiator, double glazed window to rear, laminate floor, pocket door to



ENSUITE:

Panel enclosed bath with shower over, shower screen, wide trough sink with drawers under, heated towel rail, laminate floor, bidet, WC, double glazed frosted window.



STAIRCASE FROM LOUNGE AREA TO SECOND FLOOR :

Door to over stair storage cupboard, trap door to loft.

BEDROOM TWO: (front) Abt : 13 ft 2 (4.81m) minimum to wardrobes x 9 ft 10 (3m) minimum across
Radiator, double glazed windows to front, laminate flooring.



BEDROOM THREE: (Rear) Abt : 10 ft 6 x 10 ft 4 (3.21m x 3.14m)

Radiator, double glazed window to rear, laminate flooring.

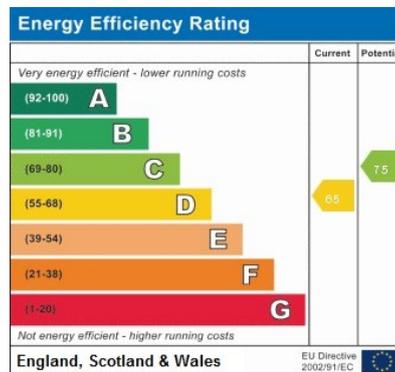


BEDROOM FOUR: (Front) Abt: 9 ft 2 x 6 ft 5 max (2.80m x 1.95m max)

Double glazed windows to front and side aspects, radiator, laminate flooring

BATHROOM:

Walk in shower with screen, wide trough sink with drawers under, heated towel rail, laminate floor, bidet, WC, double glazed frosted windows.



OUTSIDE:

FRONT:

Hardstanding driveway providing off street parking, grassed area and brick planter.

SIDE:

Paved side return with side access gate.

REAR GARDEN:

Paved patio to rear of house, main grassed area with landscaped borders.

COUNCIL TAX BAND: E (London Borough of Richmond Upon Thames)

SERVICE CHARGE: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is currently £475 from 26/3/2022 - 25/3/2023

REF: 2472

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.

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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