

# RIVERSIDE DRIVE HAM, RICHMOND

£775,000 ; FREEHOLD



RIVERSIDE DRIVE, HAM, RICHMOND-UPON-THAMES, TW10 7QA



**A WELL PRESENTED 3 BEDROOM HOUSE AT A SOUGHT AFTER ADDRESS AND OFFERING FURTHER POTENTIAL FOR EXTENSION (stpc).**

**Front off street parking.**

*Remodelled ground floor has a lounge with solid fuel burner and a bright and roomy kitchen/diner 21ft across with tiled floor, French doors to garden, integral Rangemaster Professional cooker with oven, grill and 5 burner hob plus integral Miele dishwasher.*

*Three 1st floor bedrooms all with inbuilt cupboards plus fixed ladder to a loft space with a velux. Remodelled tiled bathroom providing both a bath and a walk in shower.*

**EPC RATING BAND C : Cavity wall insulation : Double glazing : Gas central heating system.**

**Large rear workshop/store over 270 sq ft with power supply and multi striplights.**

Other similar houses in the road have extended to the rear and loft.

Riverside Drive is a requested address near Ham House (NT) with the houses on only one side of the road and thus enjoying open front views. At its eastern end it joins Ham Street which runs from Ham Common down to the river and also hosts nearby Ofsted "Outstanding" Grey Court School.

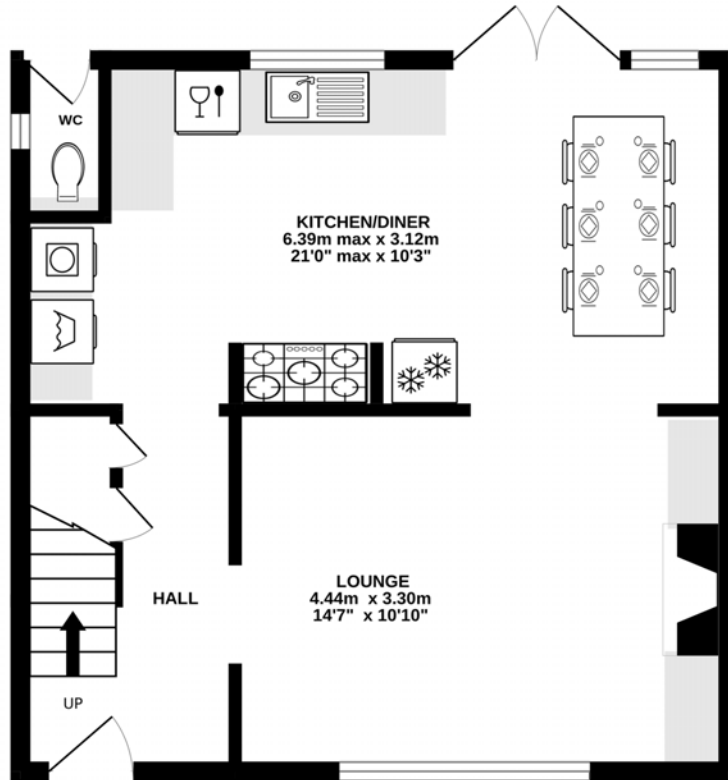


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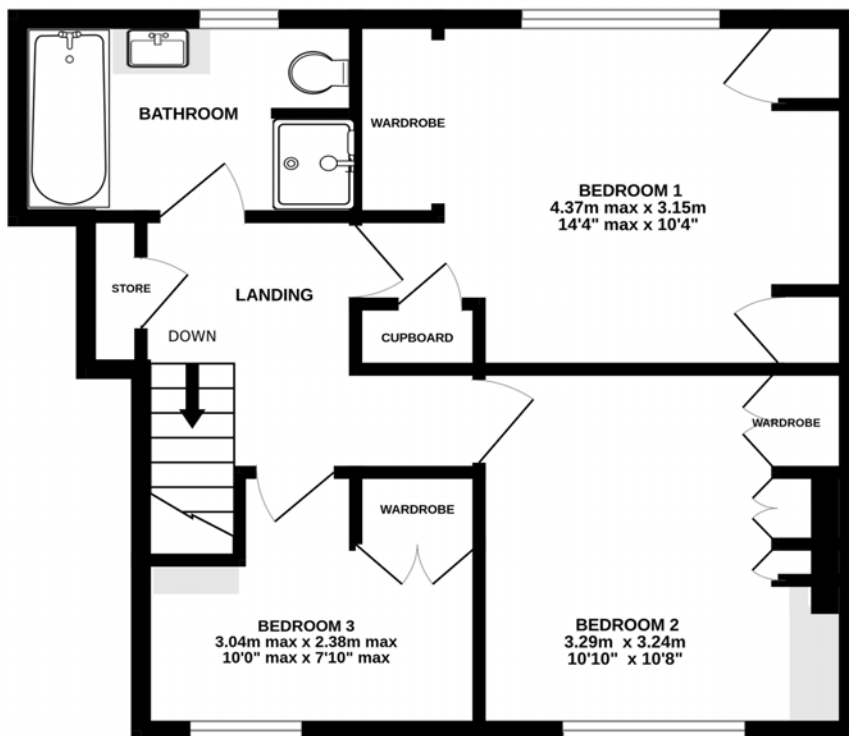


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GROUND FLOOR  
40.9 sq.m. (440 sq.ft.) approx.



1ST FLOOR  
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 84.9 sq.m. (914 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.



uPVC entrance door into...

**HALL:**

Doors to bespoke understair cupboards and coat cupboard with hanging rail, tiled floor, radiator.

**LOUNGE:** Abt 14 ft 7 x 10 ft 10 (4.44m x 3.30m)

Double glazed leaded style window to front, solid fuel burner set in chimney breast with tiled hearth, fitted bookshelves to each side, coving, radiator.





**KITCHEN/DINER: Abt 21ft max x 10ft 3ins max (6.39m max x 3.12m max)**

Double glazed window to rear, kitchen units to eye and base level, worktops and tile splashbacks, inbuilt Rangemaster Professional range cooker with wide fitted hood, oven and grill and 5 burner gas hob, integral Miele dishwasher, inset sink unit, spaces for washing machine, tumble dryer and fridge freezer. Space for dining table & chairs, tiled floor, radiator, double glazed French doors to garden.





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

Door to cupboard, balustrade, trap door to loft.

**BEDROOM 1 : Abt 14ft 4 max x 10ft 4 (4.37m max x 3.15m)**

Double glazed window to rear, laminate floor, radiator, open front wardrobe, door to inbuilt cupboard, two bedside wardrobe cupboards.





**BEDROOM 2: Abt: 10ft 10 x 10ft 8 (3.29m x 3.24m)**

Double glazed leaded style window to front, radiator, fitted desktop, doors to inbuilt wardrobe cupboards.



**BEDROOM 3: Abt: 10ft max x 7ft 10 max (3.04m max x 2.38m max)**

Double glazed leaded style window to front, radiator, double mirrored doors to fitted wardrobe cupboard.

**BATHROOM:**

Tiled walls and floor, glass door to tiled shower enclosure, tile panel enclosed bath, trough sink inset in shelf with cabinet under, WC, frosted double glazed window.





## **OUTSIDE**

### **FRONT:**

Dropped kerb to shingle forecourt providing off street parking with planted border.

### **SIDE PASSAGEWAY:**

Shared with neighbouring house to left. Rear gate into.. ...

### **GARDEN:**

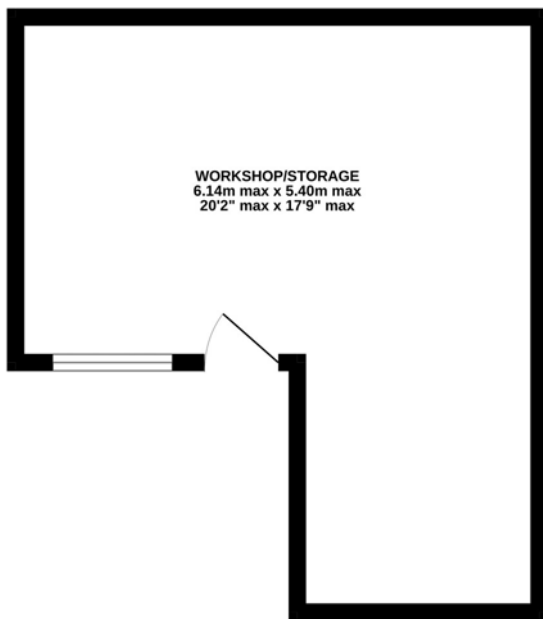
Paved patio to immediate rear of house, outside taps and Belfast sink on stand, door to outside WC with frosted window to side, brick planter, main garden area grassed with path across, rear access gate, door to ....







**WORKSHOP / STORE : Abt 20 ft 2 max x 17 ft 9 max (6.14m max x 5.40m max)**  
 Window to garden, power points and multi striplights.



TOTAL FLOOR AREA - 25.6 sq.m. (276 sq.ft.) approx.  
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**ENERGY EFFICIENCY RATING : Band C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		70	
(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	

**COUNCIL TAX : Band D (London Borough of Richmond Upon Thames)**

**Ref: 2549**

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