



**69 Ashburnham Road, Ham, Richmond, TW10 7NJ**

Offers Over **£725,000**

## 69 Ashburnham Road

Spacious and versatile 3/4 bed townhouse, spanning nearly 1300 sq ft over 3 floors, providing a blank canvas for general refurbishment. Off street parking + integral garage. Attractive location with front views across playing fields. Nr Grey Court School. VACANT/NO CHAIN!

Council Tax band: E

Tenure: Freehold



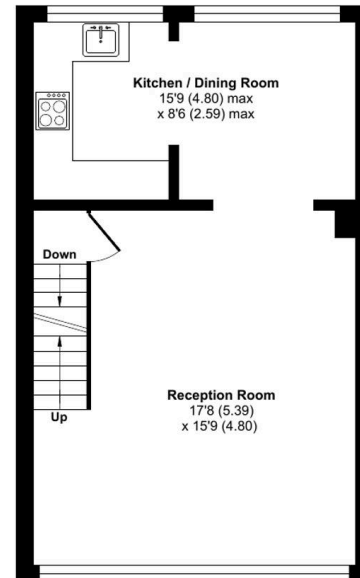
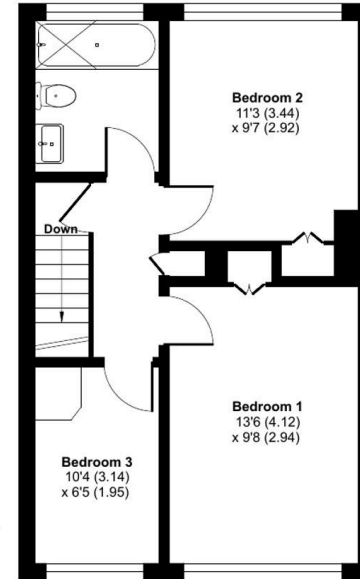
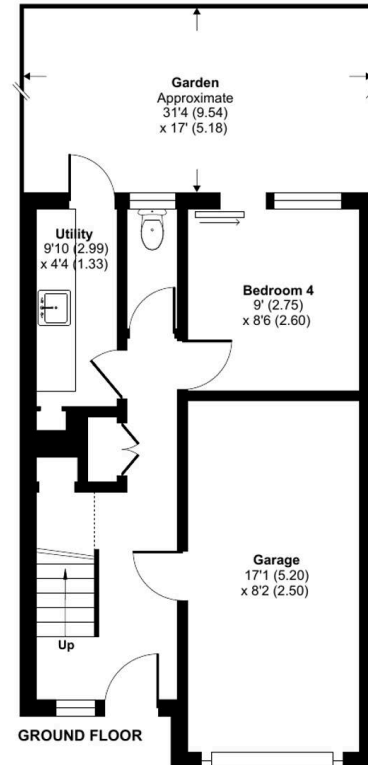
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Approximate Area = 1131 sq ft / 105 sq m

Garage = 151 sq ft / 14 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale



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Off-street parking on your own driveway leads into an integral garage measuring over 17ft x 8ft. The ground floor also offers a covered porch entrance, spacious entrance hall with cloaks cupboards and storage, rear room available as as a bedroom, garden room or office, with a WC and a utility room also to the rear of the ground floor.

Frontage - off street parking on own driveway plus planted area.

Entrance Porch - covered porch with recycling cupboard to side. Entrance door into...

Entrance hall - spacious entrance hall with storage heater understood store space doors to cloaks cupboard and two additional store cupboard. Personal door into GARAGE with Up and over door, meters, and Johnson and Starley Economaire 32 mains gas warm air heating unit.

Rear Bedroom 4/ Garden room/Office Abt. 9 ft by 8 ft 6, (2.75m x 2.6m) - Electric convector heater, sliding patio doors to garden.

Ground floor cloakroom with WC and frosted double glazed window.

Utility Abt. 9 ft 10 x 4 ft 4 9 (2.99m x 1.33m) - spaces for two appliances, Belfast sink, storage recess, double glazed frosted rear door and window.



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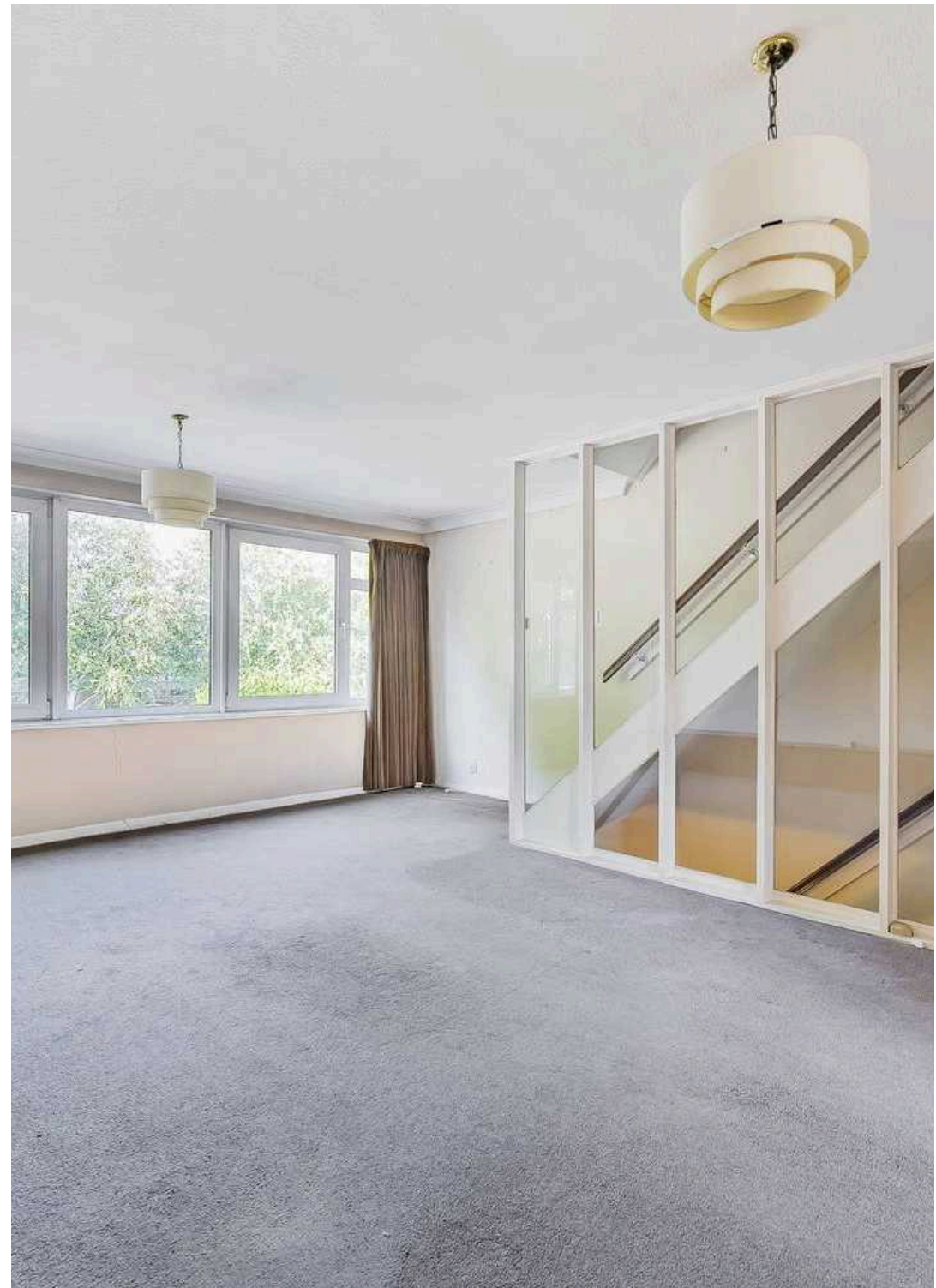
Richmond, Richmond

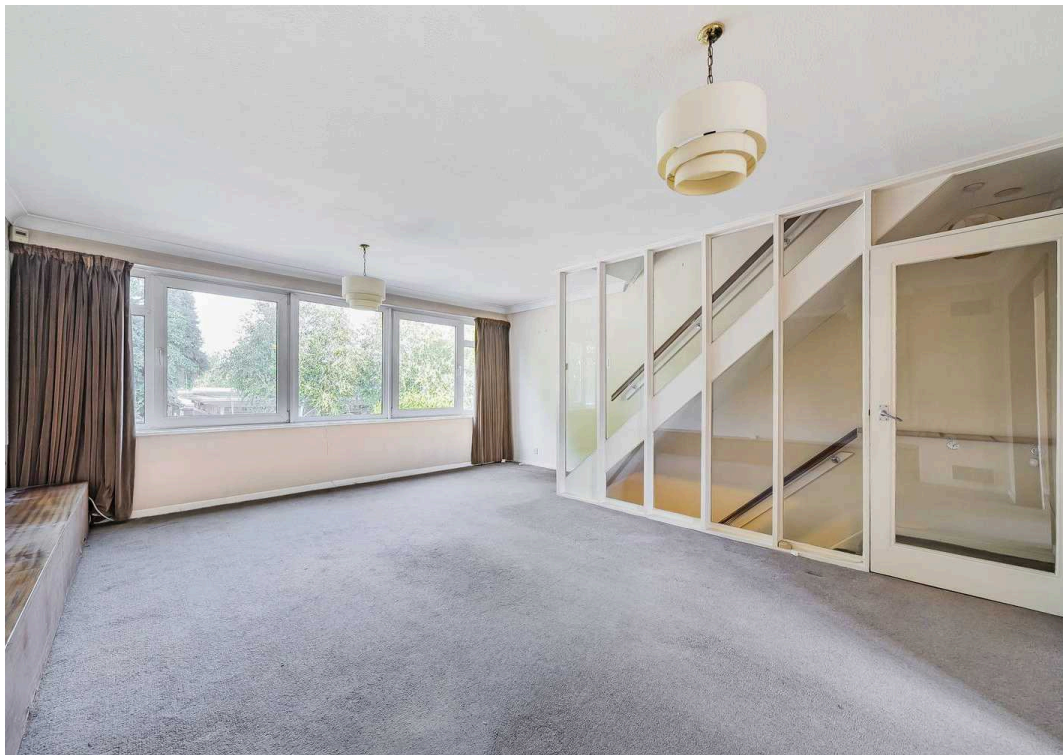
Ascending to the first floor, lots of natural light floods the double aspect living space comprising lounge, dining areas, and a kitchen with fitted units.

Staircase to 1st floor landing with glazed panels and glazed door into

Lounge - Abt. 17 foot 8 by 15 foot 9 (5.39m x 4.8m) - Room width double glazed front windows. Arch to dining room/kitchen area.

Dining Room/Kitchen Abt 15 ft 9 x 8 ft 6 (4.8m x 2.59m) - double glazed windows to rear, kitchen with basic units fitted at eye and base level inset sink unit and spaces for appliances.





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Richmond, Richmond

The top (2nd) floor features two double bedrooms- each with wardrobe cupboards, a generous third single room measuring over 10ft x 6ft, a family bathroom, and access to a storage loft.

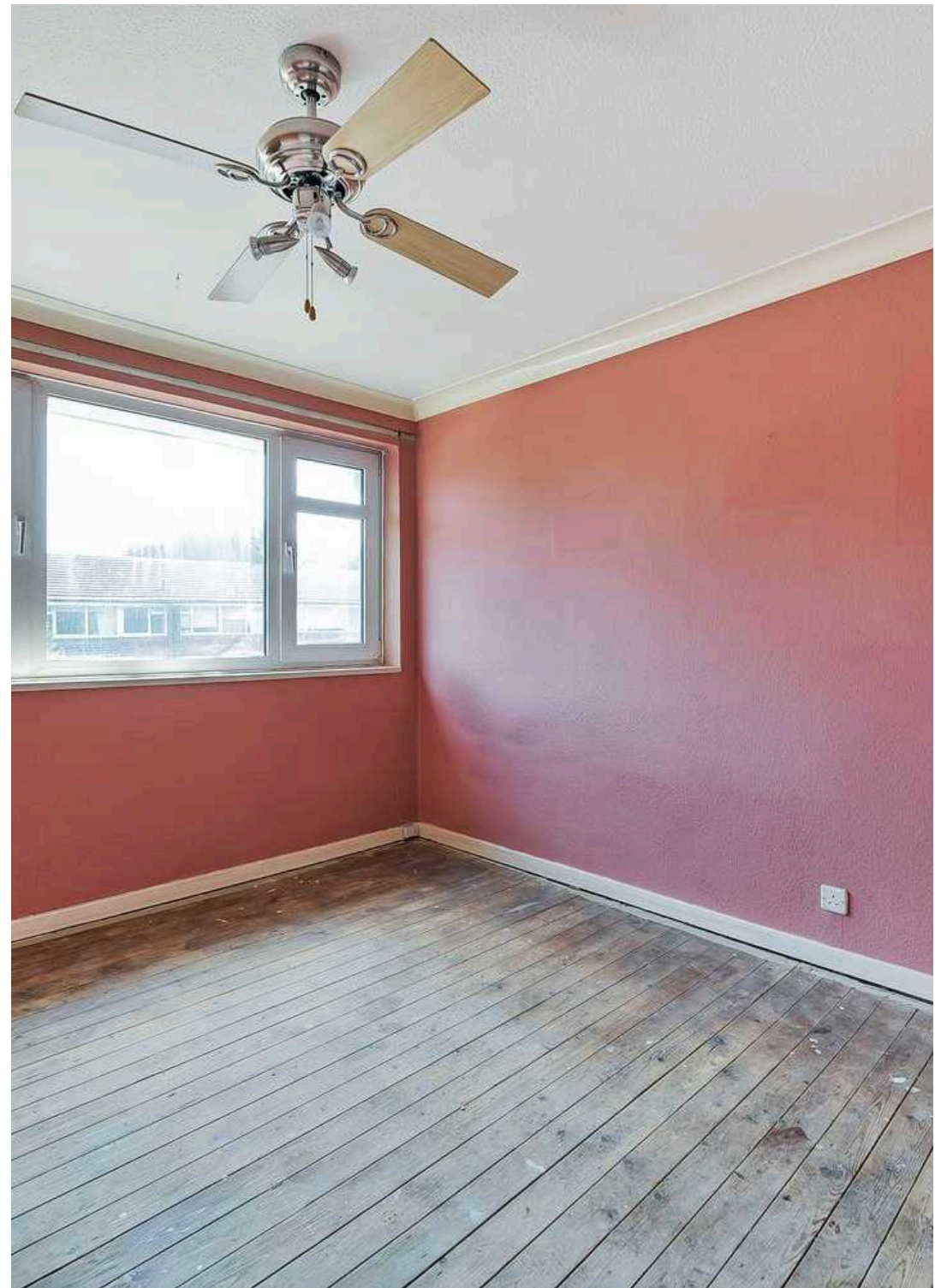
Staircase from front lounge to 2nd floor landing with glazed door and panels through to inner landing with airing cupboard housing hot water cylinder and trap door to loft.

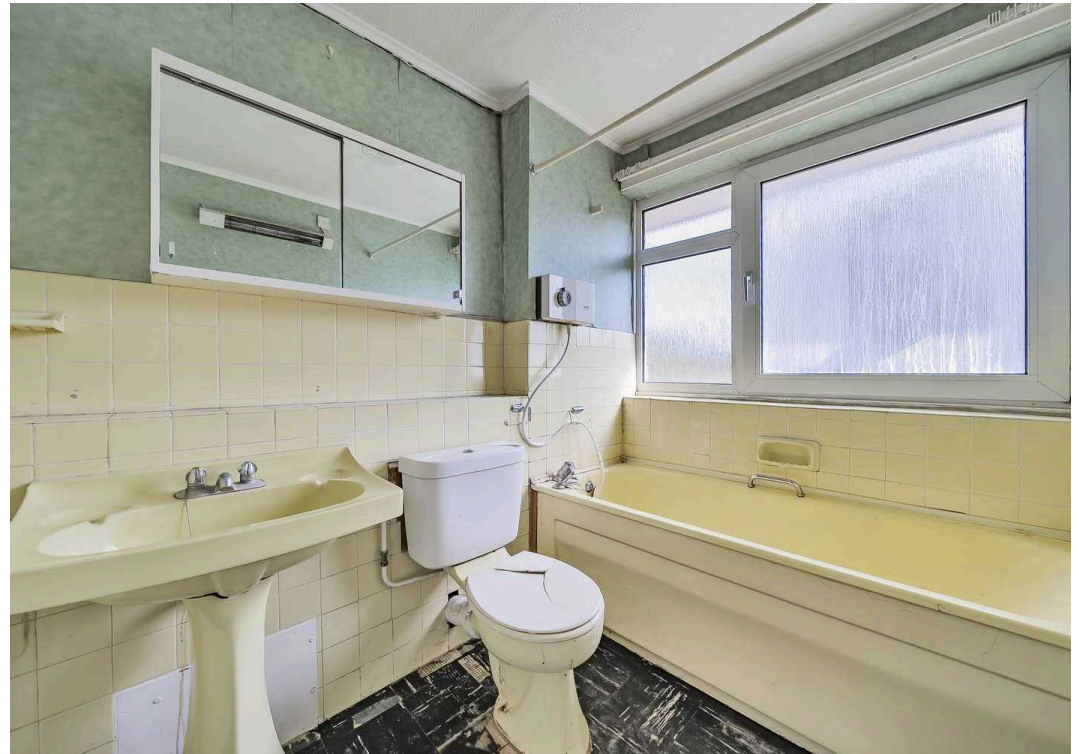
Front Bedroom 1 - Abt 13 ft 6 x 9 ft 8 ( 4.12m x 2.94m) - double glazed windows to front looking across playing fields, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Rear Bedroom 2- Abt 11 ft 3 x 9 ft 7 (3.44m x 2.92m) - double glazed windows to rear, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Front Bedroom 3 - Abt 10 ft 4 x 6 ft 5 (3.14m x 1.95m) - double glazed windows to front looking across playing fields.

Bathroom - Original style bathroom with panel enclosed bath, pedestal wash hand basin, WC, part tiled walls and double glazed frosted window.







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Richmond, Richmond

Located near local amenities, including schools ,buses and shops, this property presents an opportunity to create a bespoke home to your own taste. Don't miss the chance to transform this townhouse into your own design. There's no onward chain and its vacant. Contact us today to schedule a viewing and unlock the potential of this property!

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