



**35 Kingfisher Drive, Ham, Richmond upon Thames, TW10 7UF**

**£765,000**

## 35 Kingfisher Drive

Bright and roomy 3/4 bedroom 2 bathroom townhouse over 1400s q ft with a remodelled ground floor as a potential self contained accommodation plus added conservatory. Off street parking and pretty rear garden. Leafy crescent near Ham Riverside Lands.

VACANT/NO CHAIN !

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



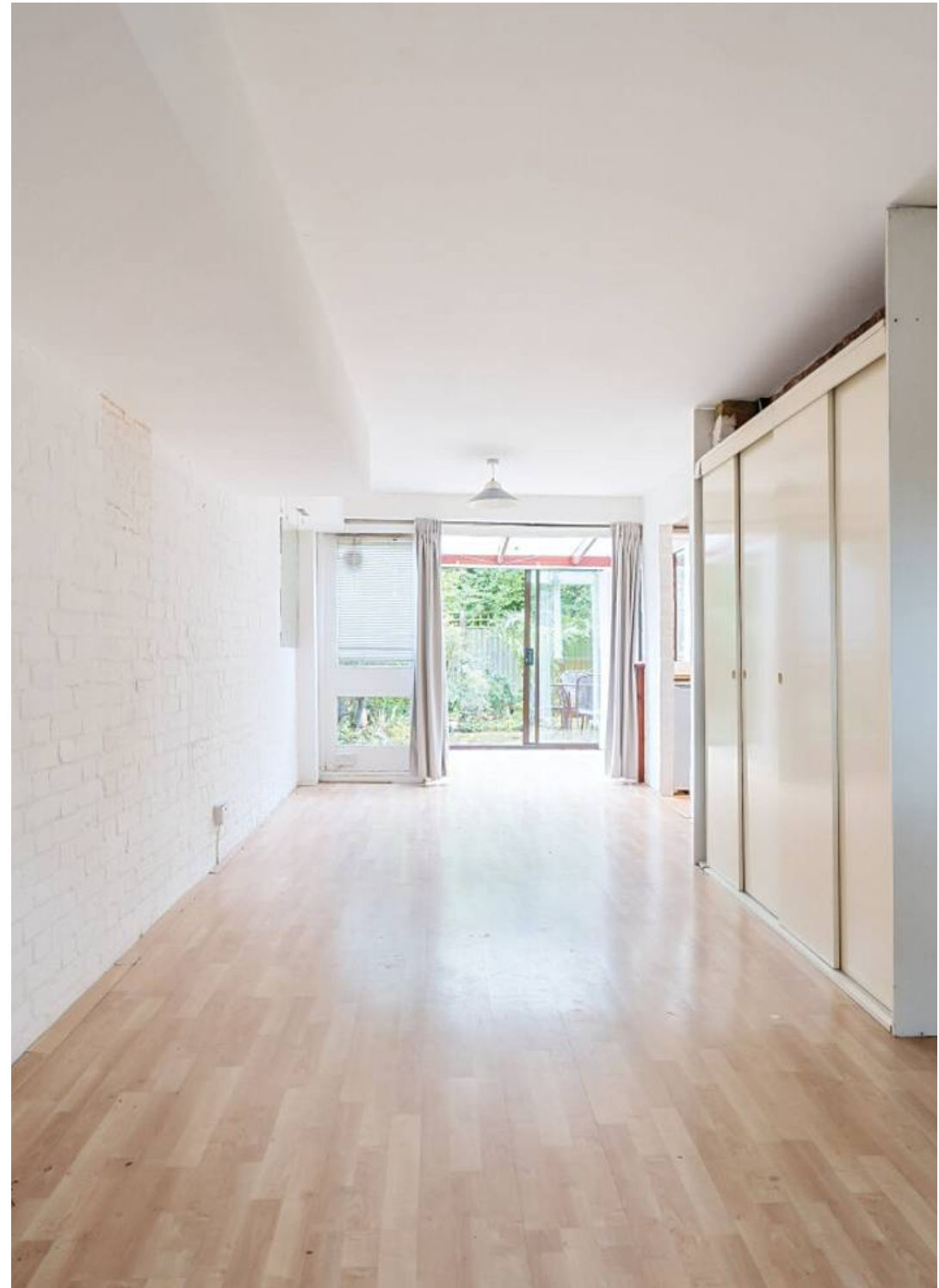


# 35 Kingfisher Drive

Ham, Richmond

- 3 Storey Townhouse over 1400sq ft in a leafy crescent road near the path to the riverside at Teddington Lock and enjoying front views through to the open spaces of Ham Riverside Lands.
- VACANT POSSESSION and NO ONWARD CHAIN!
- The flexible layout offers GROUND FLOOR ANNEX ACCOMMODATION with large 27 ft studio lounge/bedroom, bathroom, kitchenette and added conservatory.
- Bright 1st floor living space with elegant wood flooring comprises a super lounge over 17 ft x 16ft, rear dining area with pendant lighting and arch into a kitchen.
- The top (2nd) floor has a landing with cupboards off, bathroom with period bathroom, 2 double bedrooms and a generous single bedroom. There is also access to a useful storage loft.
- Off street parking on front driveway : Pretty garden with rear access gate.
- Potential buyers are advised the property requires some general updating but offers lots of space and potential at a sought after address.

The property is located in Kingfisher Drive on the leafy fringe of Ham Riverside Village and enjoys a front aspect through to the open spaces of Ham Riverside Lands. The house is a short distance to popular Meadlands School and other nearby nurseries and primaries. It is also within reach of outstanding Grey Court School and the German School. The location is near shops at St Richards Square including Tesco Express, Swiss bakery, Post Office and Pharmacy, and is also near to buses between Richmond and Kingston.



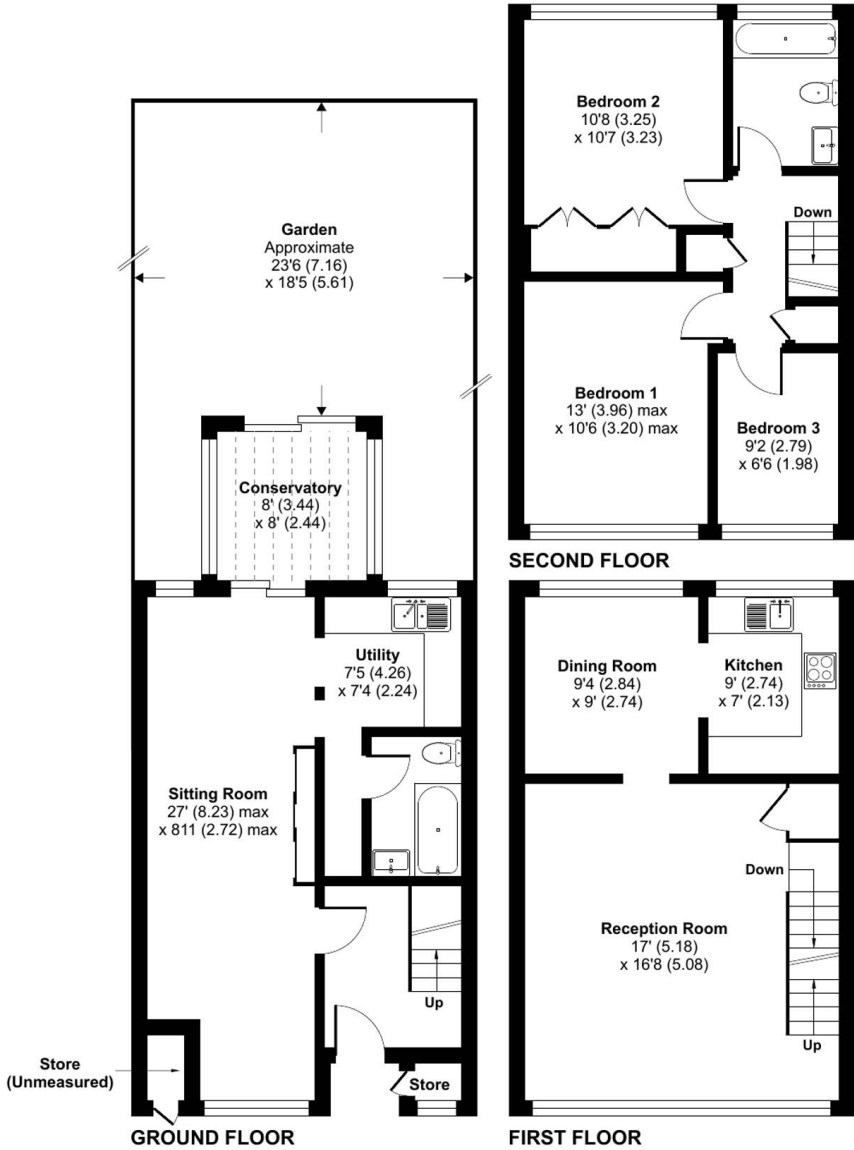
# Kingfisher Drive, Richmond, TW10

Approximate Area = 1401 sq ft / 130.1 sq m (excludes store)

Outbuilding = 5 sq ft / 0.4 sq m

Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1202751

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The frontage has off street parking plus lawn and border to the side of the driveway. There are external doors to a recycling cupboard and a boiler cupboard. The main entrance door leads into a welcoming hall with period style woodblock floor. The property could operate as two units, - stairs from the hall go up to 1st floor living space and 2nd floor bedrooms and bathroom, whilst a door off the hall leads into a self contained ground floor annex. This has a full bathroom off the hall, a large studio lounge/bedroom over 27 ft with inbuilt cupboards and front double glazed fanlight windows, a rear conservatory, and a kitchenette with fitted units, worktops, inset sink unit, pull out racked pantry cupboard, spaces for appliances and double glazed rear windows. The bathroom has a panel enclosed bath with tiled surround, wash hand basin with cabinet under and an additional alcove with a WC and cupboards.

Stairs from the hall lead up to the 1st floor where a glazed door enters a wide and deep lounge over 17ft x 16ft with attractive period floorboarding. This reception space is flooded with light from room width windows and a front aspect through to the Riverside Lands. To the rear is an additional dining area with pendant lighting and an arch into the main kitchen with fitted units, one and a half bowl sink unit, inbuilt gas hob and electric oven and spaces for dishwasher and fridge.

Stairs from the lounge with glass side panels lead up to the 2nd floor landing with an airing cupboard with a hot water cylinder, a store cupboard and a trap door to the loft. The front double bedroom has room width windows and laminate flooring. The rear double bedroom has twin double doors to inbuilt wardrobe cupboards in addition to the room dimensions and the rear aspect has horizon views of the trees in Richmond Park. The third single bedroom has windows to the front and inbuilt stepped shelves and cupboards. The family bathroom features original period fittings with heated towel rail, bath with shower mixer, rail and curtain, WC, wash hand basin and frosted windows.



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