



43 Ashburnham Road, Ham, Richmond, TW10 7NJ

£725,000

43 Ashburnham Road

Ham, Richmond

- Spacious 3/4 bedroom 2 bathroom townhouse over 3 floors with off street parking, integral garage and sunny SE Facing rear garden.
- VACANT AND NO CHAIN!
- Lovely front views across playing fields.
- Ground floor has a hall, shower room and utility, and wide rear room with doors to the garden which could be a double bedroom, additional reception or home office.
- Bright 1st floor living space has lounge with open front vista and a rear kitchen/diner with fitted units, hob and oven.
- Top (2nd) floor has two double bedrooms, generous 3rd single bedroom and family bathroom plus airing cupboard and trap door to useful storage loft.

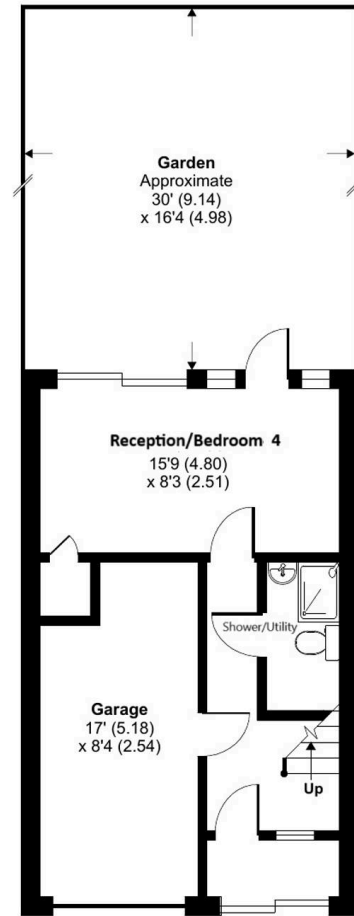
The property is very conveniently located near shopping at St Richards Square including a Tesco store, a Swiss bakery, a pharmacy, and a Post Office. It is close to a choice of nurseries and primary schools whilst Ofsted Outstanding Grey Court secondary school is located nearby at the junction of the road with Ham Street. The house is moments from buses to Richmond and Kingston and near lots of recreational facilities including the open spaces of Ham Riverside Lands.



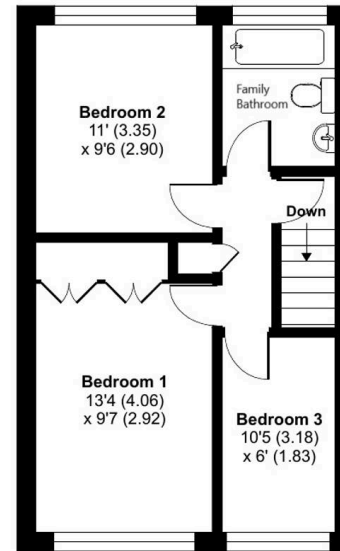
Ashburnham Road, Richmond, TW10

Approximate Area = 1272 sq ft / 118.2 sq m

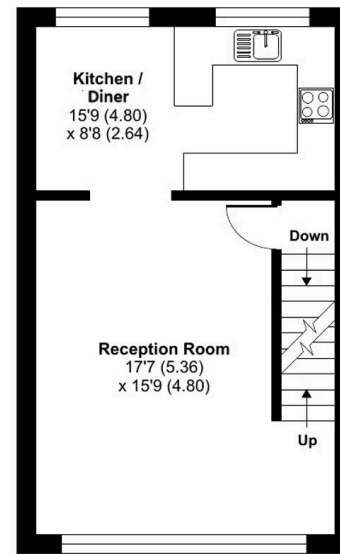
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



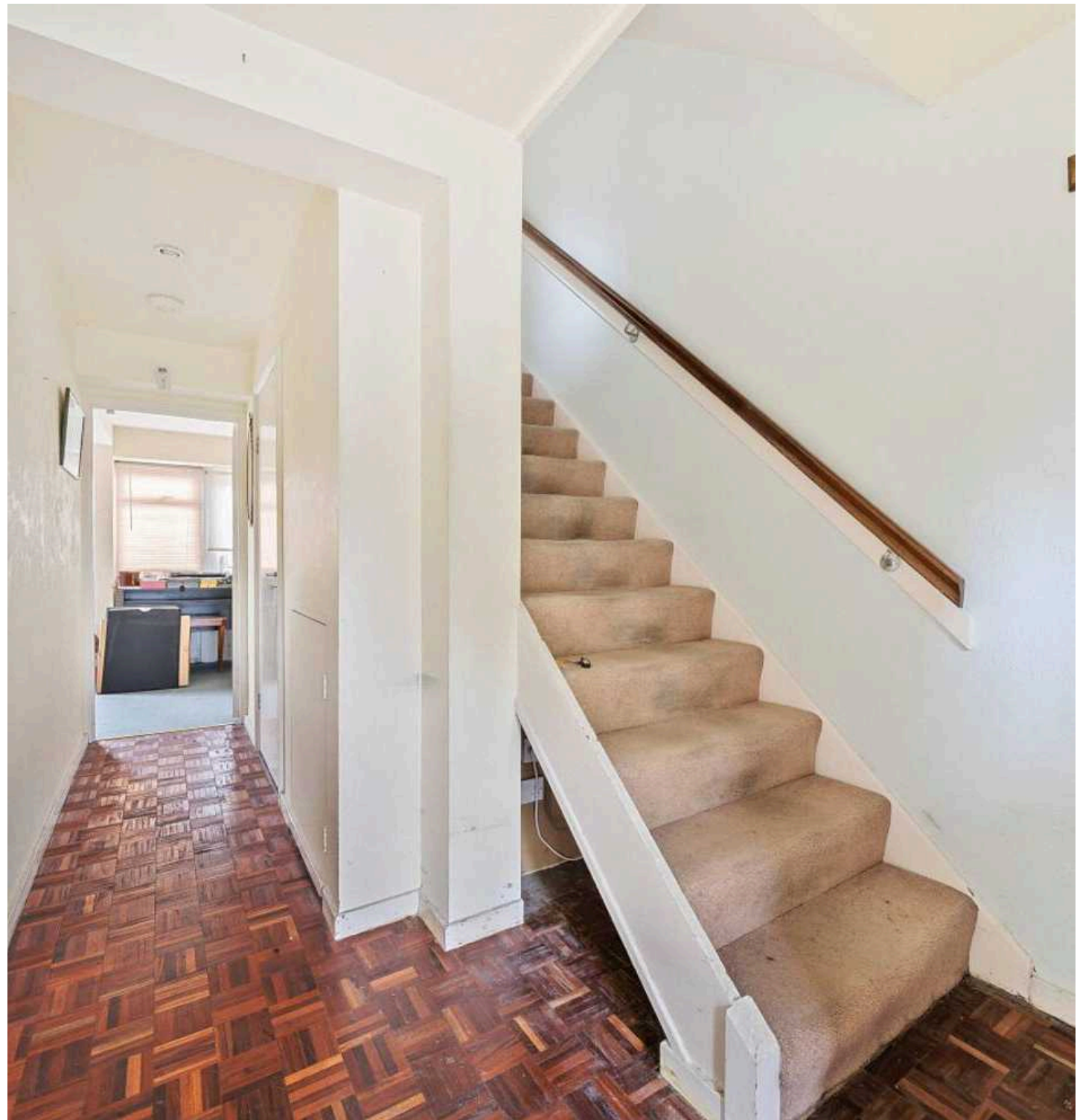
FIRST FLOOR

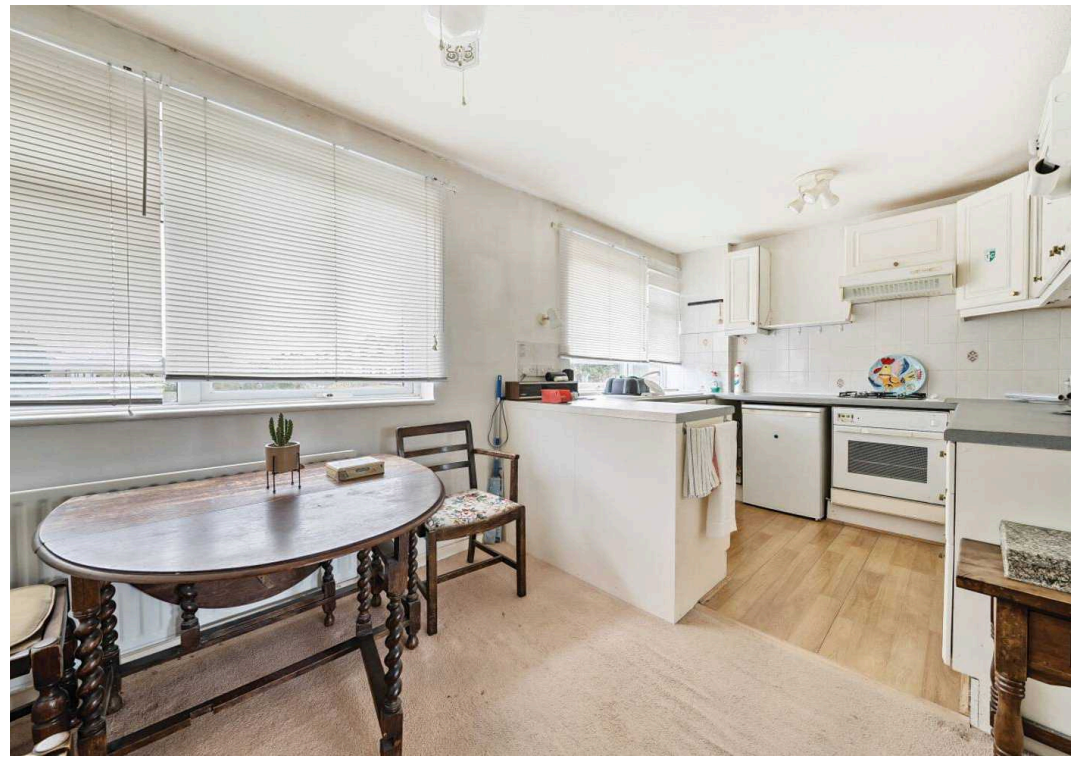


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The front has a lawn plus driveway off street parking and leads into an integral garage. A sliding double glazed entrance door leads into an enclosed porch with further door into the main hall with period style wood block flooring, radiator, front window, door into the garage and another door into a shower/utility room with walk-in shower, wash hand basin, WC, tiled floor, and space for a washing machine with a worktop over. To the rear ground floor is a spacious room across the full width of the house with radiator and doors out to a sunny SE facing garden, mainly grassed and with a rear access gate. The rear room could potentially be a bedroom, (being next to a shower room), but would also make a great home office or another reception.

A staircase from the hall goes up to the 1st floor double aspect living space with lovely open front views across the fields of St Richards primary school. The lounge is to the front and an arch goes through to a rear kitchen/diner with space for table and chairs, radiator, two double glazed windows and kitchen with fitted units, inset gas hob and inbuilt electric oven.

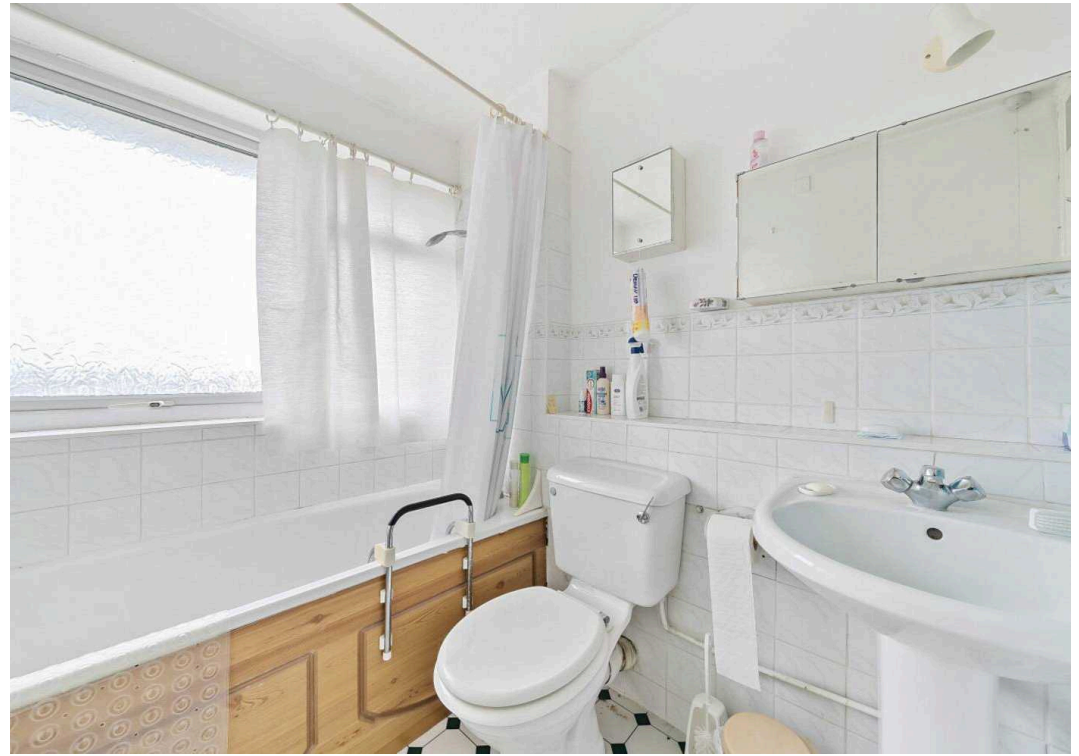




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From the lounge, stairs with glass panels to the side go up to the top (2nd) floor. The second floor landing has an airing cupboard housing a hot water cylinder and a trap door up into the loft. There are two double bedrooms. The front main bedroom has double glazed windows enjoying the lovely green views to the front and it has a radiator and twin double doors to inbuilt wardrobe cupboards in addition to the room dimensions. Another second double bedroom to the rear has a radiator and double glazed windows and the third bedroom is to the front with a radiator and window overlooking the fields. The bathroom on this floor has a white suite with a panel enclosed bath with shower mixer, WC, pedestal wash hand basin, radiator and frosted double glazed windows.





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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