



53 Maguire Drive, Ham, Richmond, TW10 7XX

£750,000 Freehold

Roomy 3 BEDROOM END OF TERRACE HOUSE with an added Conservatory and OFF STREET PARKING.

**MERVYN
SMITH**

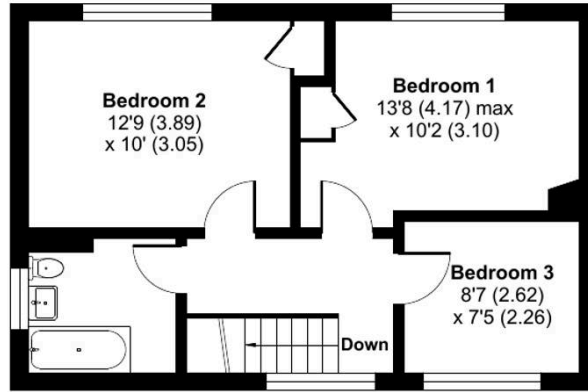
Maguire Drive, Richmond, TW10

Approximate Area = 1029 sq ft / 95.5 sq m

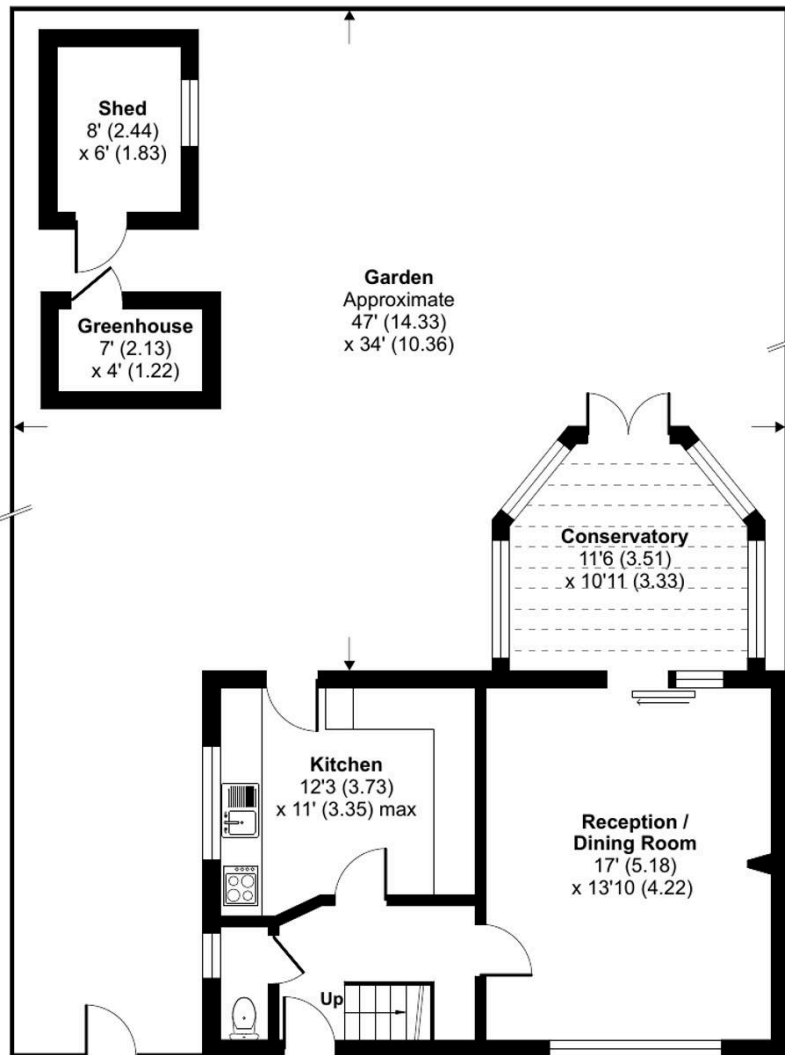
Outbuildings = 76 sq ft / 7 sq m

Total = 1105 sq ft / 102.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1211490

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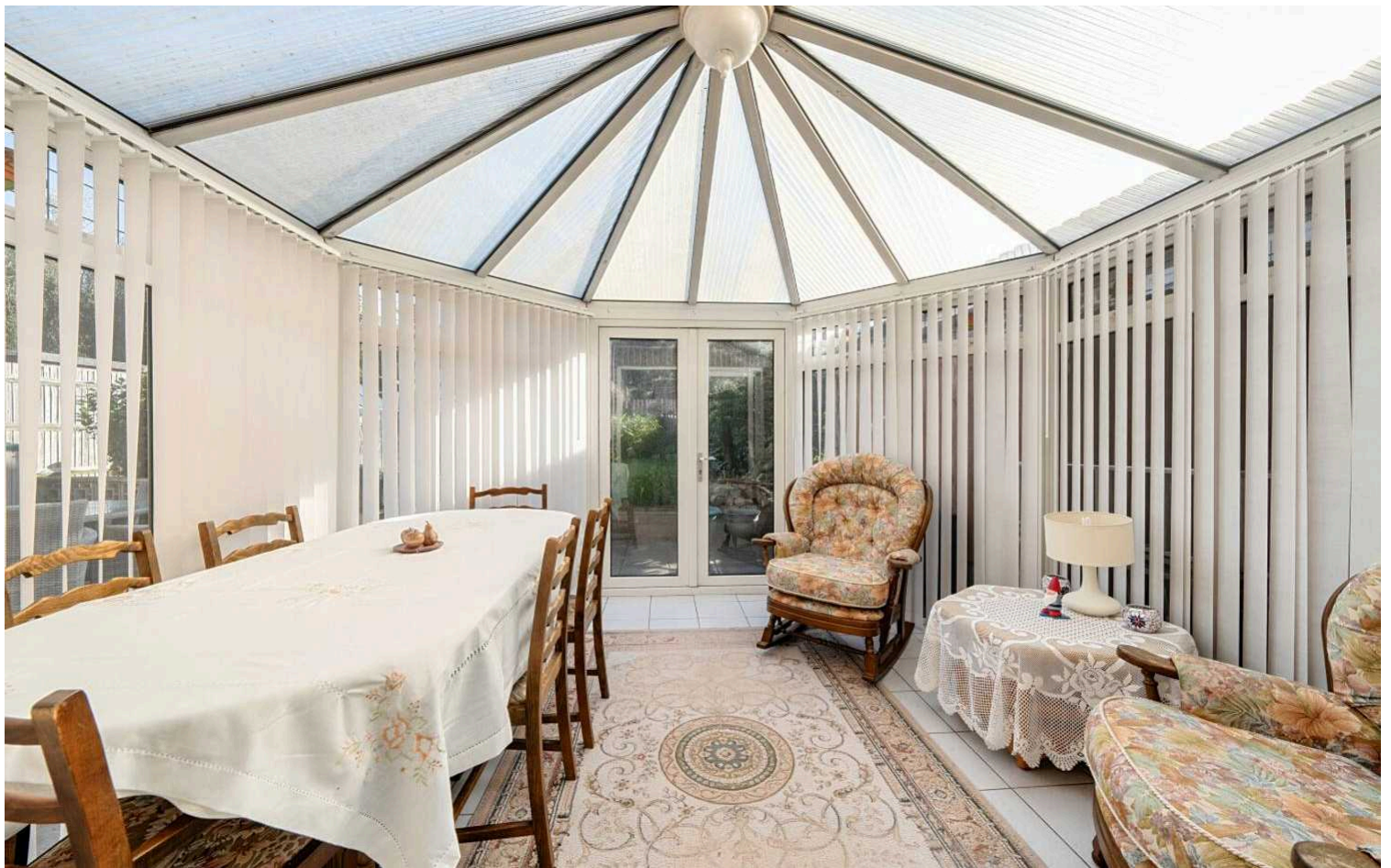


COUNCIL TAX BAND : Band E (London Borough of Richmond Upon Thames)

ENERGY RATING BAND : Band D

TENURE: Freehold

- Located in a residential crescent within reach of the riverside, the pedestrian and cycle bridge at Teddington Lock and the lovely open spaces of Ham Riverside Lands.
- Ground floor cloakroom and 1st floor family bathroom.
- Two double bedrooms to the rear both with inbuilt wardrobe cupboards. Generous 3rd bedroom over 8 ft x 7ft with fitted wardrobe and wall cupboards.
- Gas central heating system with an efficient Worcester Greenstar condensing boiler : Double glazed throughout.
- Near to the 371 and K5 bus services, a choice of primary schools and nurseries, and within reach of Ofsted Outstanding Grey Court School and the German School.
- Choice of local shopping at either Ham Parade or St Richards Square.



Hall : Part glazed entrance door, double glazed front window, radiator, coving, understair store space.

Ground Floor WC : Double glazed frosted window to side, WC, coving.

Kitchen/Diner 12' 3" x 11' 0" (3.73m x 3.35m)

Tiled floor, radiator, coving, space for table and chairs, units fitted at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit, inbuilt oven and separate grill, inset 5 ring gas hob, slimline dishwasher and washing machine, inbuilt fridge and freezer, wall mounted Worcester Greenstar condensing combi boiler, double glazed window to side and rear double glazed door to garden.

Reception 17' 0" x 13' 10" (5.18m x 4.22m)

Double glazed window to front aspect, fireplace surround, hearth and shelf, radiator, double glazed doors to rear into conservatory.

Conservatory 11' 6" x 10' 11" (3.51m x 3.33m)

Radiator, tiled floor, double glazed windows and French doors to garden.

Landing :

Balustrade, trap door to loft, double glazed window to front.

Bedroom 1 : 13' 8" x 10' 2" (4.17m x 3.10m)

Double glazed window to rear garden aspect, radiator, door to inbuilt wardrobe cupboard.

Bedroom 2 : 12' 9" x 10' 0" (3.89m x 3.05m)

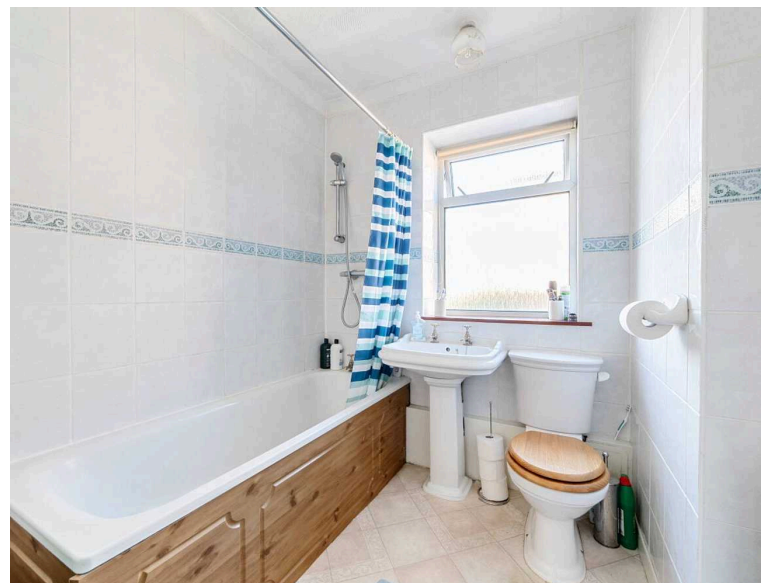
Double glazed window to rear garden aspect, radiator, fitted wardrobe cupboards and door to inbuilt wardrobe cupboard.

Bedroom 3 : 8' 7" x 7' 5" (2.62m x 2.26m)

Double glazed window to front aspect, radiator, fitted wardrobe cupboards plus eye level wall cupboards.

Bathroom

Panel enclosed bath, pedestal wash hand basin, WC, radiator, frosted double glazed window, tiled walls.





GARDEN

47' 0" x 10' 11" (14.33m x 3.33m)

Paved patio to immediate rear of house and conservatory, outside tap, main garden grassed with borders, greenhouse and shed.

FRONT : Dropped kerb to paved off street parking with borders.

SIDE : Wrought iron side gate to wide access passage round to garden.

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.