



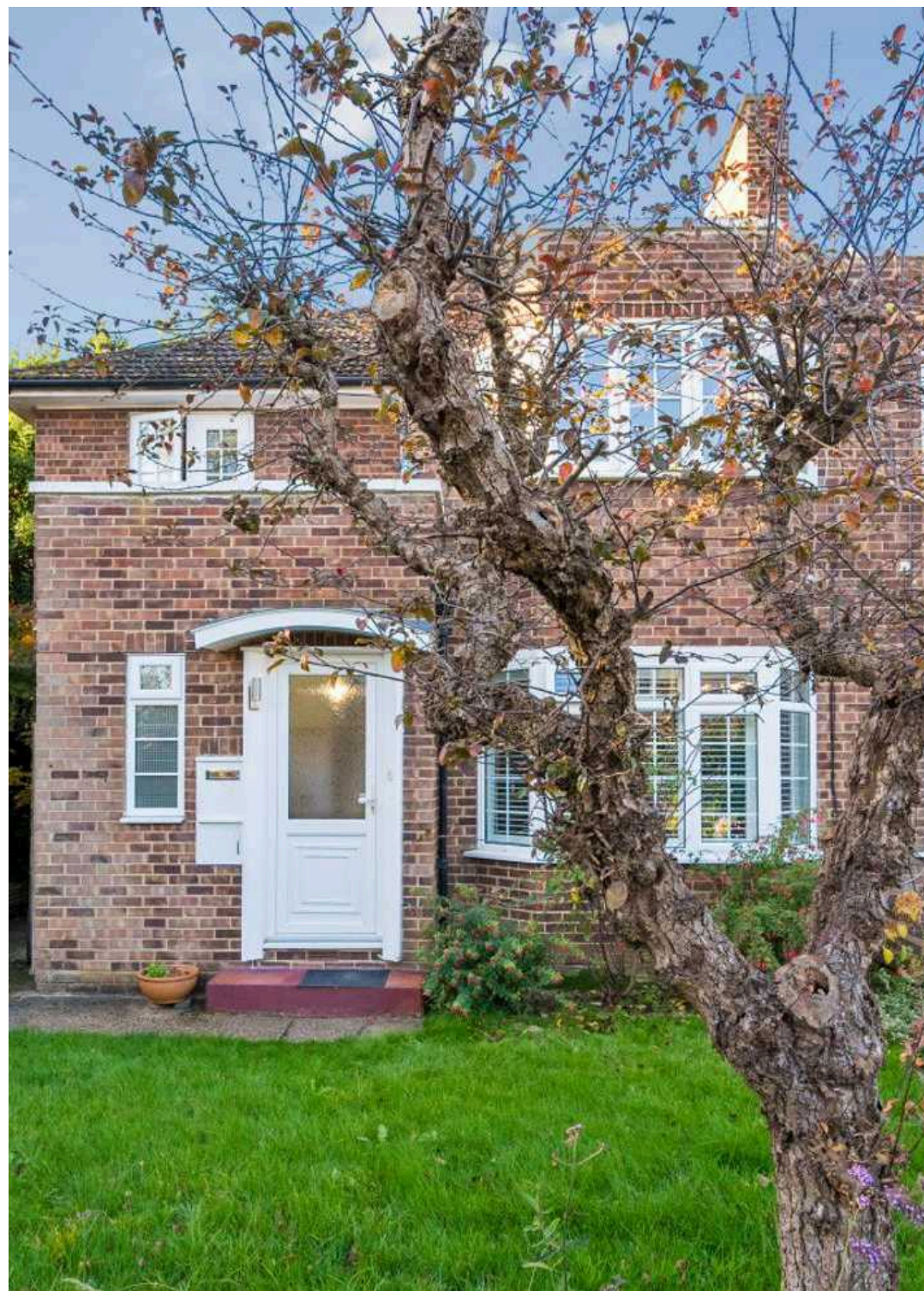
2 Bishops Close, Ham, Richmond, TW10 7DF

Guide Price £625,000

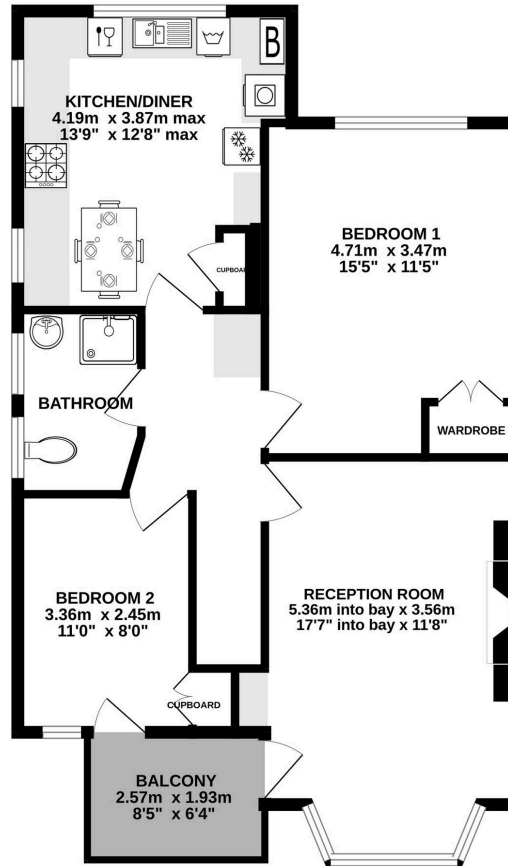
2 Bishops Close

Ham Common, Richmond

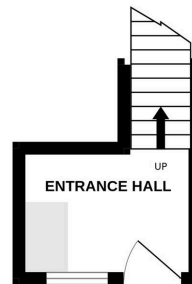
- Roomy TWO DOUBLE BEDROOM MAISONETTE over 850 sq ft with PRIVATE BALCONY in a prestigious residential close directly off beautiful Ham Common with its traditional village Pond and cricket square.
- SHARE OF FREEHOLD!
- Bright double aspect kitchen/diner with fitted units, oven, grill, hob, and space for dining table and chairs.
- Generous reception with elegant herringbone woodblock floor, bay window and door out to the balcony.
- Private front entrance at ground level with an entrance lobby and cupboards.
- Double Glazing : Gas central heating system with a Vaillant boiler.
- The loft provides store space with pull down ladder but might also be converted (STPC). (The adjoining similar upper maisonette has added a loft bedroom and bathroom).
- Within reach of both Ofsted 'Outstanding' rated Grey Court School and the German School plus a choice of nearby primaries and nurseries.
- This maisonette is the first property at the Ham Common end of Bishops Close.
- The Close leads out onto the Common near the New Inn and 24 hour buses between Richmond and Kingston. Crossing the road and turning up Ham Gate Avenue leads into Richmond Park.



1ST FLOOR
71.0 sq.m. (764 sq.ft.) approx.

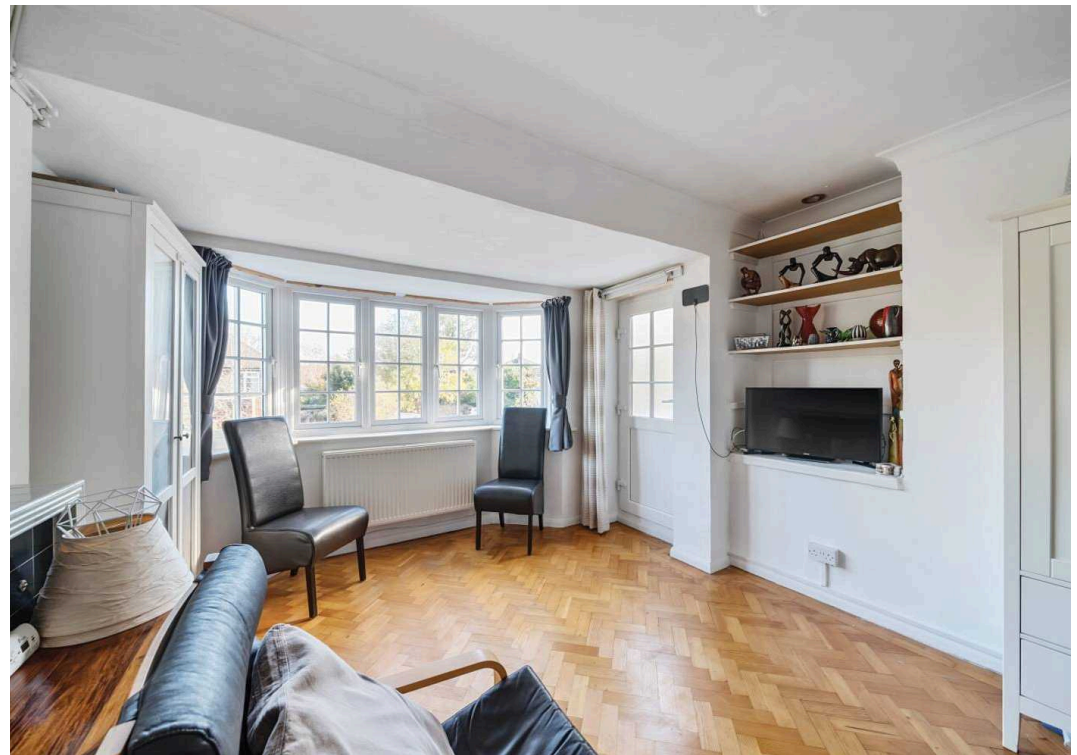
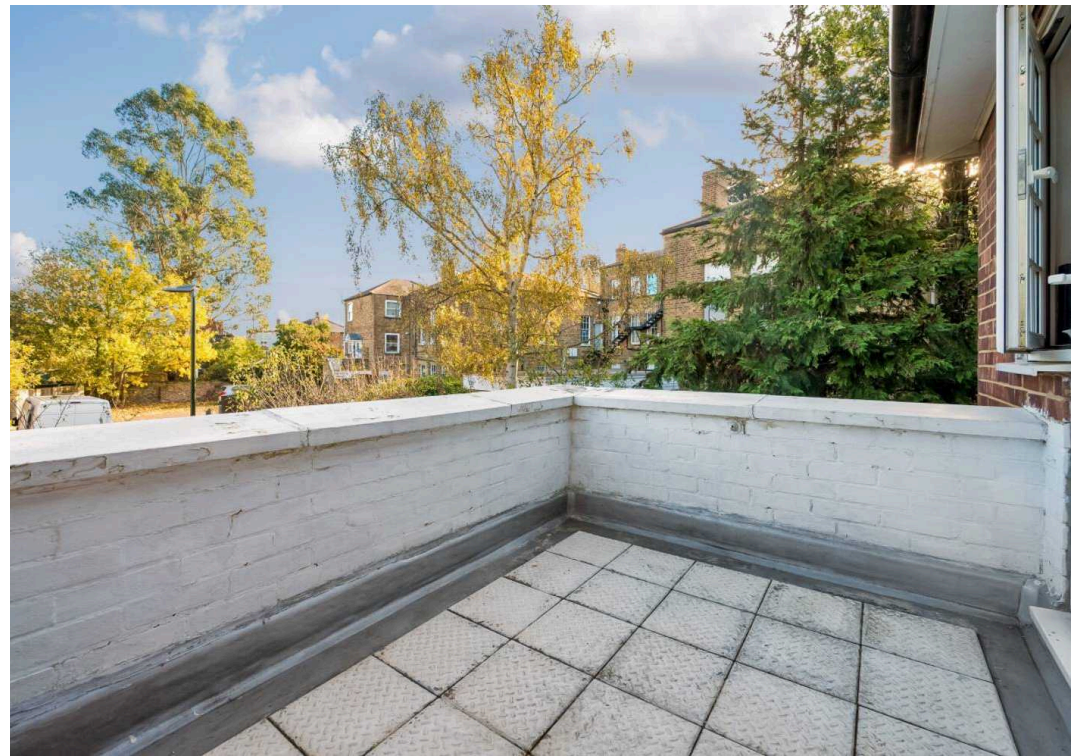


ENTRANCE FLOOR
5.7 sq.m. (62 sq.ft.) approx.



TOTAL FLOOR AREA : 79.8 sq.m. (859 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.
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2 Bishops Close

Ham, Richmond

PORCH: Double glazed uPVC entrance door to
ENTRANCE LOBBY: 8 ft 1 - 5 ft 10 ((2.46m x 1.78m)

Radiator, laminate floor, double glazed frosted
window to front, cupboards fitted at eye and base
level, stairs up to 1st floor.

HALL LANDING :

Radiator, woodblock flooring, cupboards fitted at
eye and base level, trap door and pull down ladder
to loft with possibility of conversion (STPC) - the
adjoining upper maisonette has added a loft
bedroom and bathroom.

RECEPTION ROOM : Abt 17 ft 7 into bay x 11 ft 8 (5.36 m
into bay x 3.56m)

Double glazed bay window to front aspect,
woodblock floor, fireplace, recess with TV plinth
display shelving, radiator, double glazed door to
BALCONY : Abt 8 ft 5 x 6 ft 4 (2.57m x 1.93m) Parapet
brick wall, second door to front bedroom.

DOUBLE ASPECT KITCHEN/DINER : Abt 13 ft 9 x 12 ft 8
max (4/19m x 3.87m max)

Radiator, woodblock flooring, space for dining table
and chairs, double glazed windows to side and rear
aspects, second window to side, fitted kitchen units
at eye and base level with worktops and tile
splashbacks, inset sink unit, inset gas hob with fitted
hood over, inbuilt double ovens, spaces for
dishwasher, fridge , washing machine and separate
dryer, wall mounted Vaillant boiler.



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BATHROOM:

Walk in shower enclosure, 2 frosted double glazed windows, pedestal wash hand basin, WC, tiled walls and floor, radiator.

BEDROOM ONE (rear) : Abt: 15 ft 5 x 11 ft 8 (4.71m x 3.47m)

Woodblock floor, radiator, double glazed window to rear aspect, double doors to inbuilt wardrobe cupboard.

BEDROOM TWO (front) : Abt: 11 ft x 8 ft (3.36m x 2.45m)

Radiator, double glazed window to front aspect, double doors to over stair inbuilt wardrobe cupboard in addition to given room dimensions, double glazed uPVC door out to balcony.

TENURE : Share of freehold.

COUNCIL TAX - Band D, ENERGY RATING - Band D

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