



67a Murray Road, Ham, Richmond, TW10 7QF

Offers Over **£440,000**

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Ham, Richmond, TW10 7QF

- Charming 2 BEDROOM GROUND FLOOR MAISONETTE with its OWN PRIVATE REAR GARDEN and a SUMMERHOUSE with double glazed windows, power and light.
- Additional exterior brick store shed with double doors, power and pitched roof.
- OFF STREET PARKING SPACE TO THE FRONT.
- LONG LEASE of 999 YEARS from 2006 with NO GROUND RENT OR SERVICE CHARGE.
- Private entrance door : Beautiful herringbone engineered oak flooring to both the hall /utility with spaces for appliances and the character lounge/kitchen/diner.
- Bathroom with underfloor heating and a clawfoot bath with shower over.
- Integral induction hob, oven and dishwasher.
- Gas central heating system with an efficient Vaillant ecoFIT Pure condensing combi boiler : Double glazing.
- The Summerhouse is over 15 ft x 9 ft with French doors to the garden.

Located at the cul de sac end of a residential road within reach of nearby Ham Riverside Lands, Ham House (NT), allotments and the Thames towpath. Close to Ofsted Outstanding rated Grey Court School and within reach of the German School and nearby primary schools and nurseries. Near to Ham Green, Ham Library, buses to Richmond or Kingston, and local shops including German Deli, Swiss bakery, Tesco Express, pharmacies and Post Office.



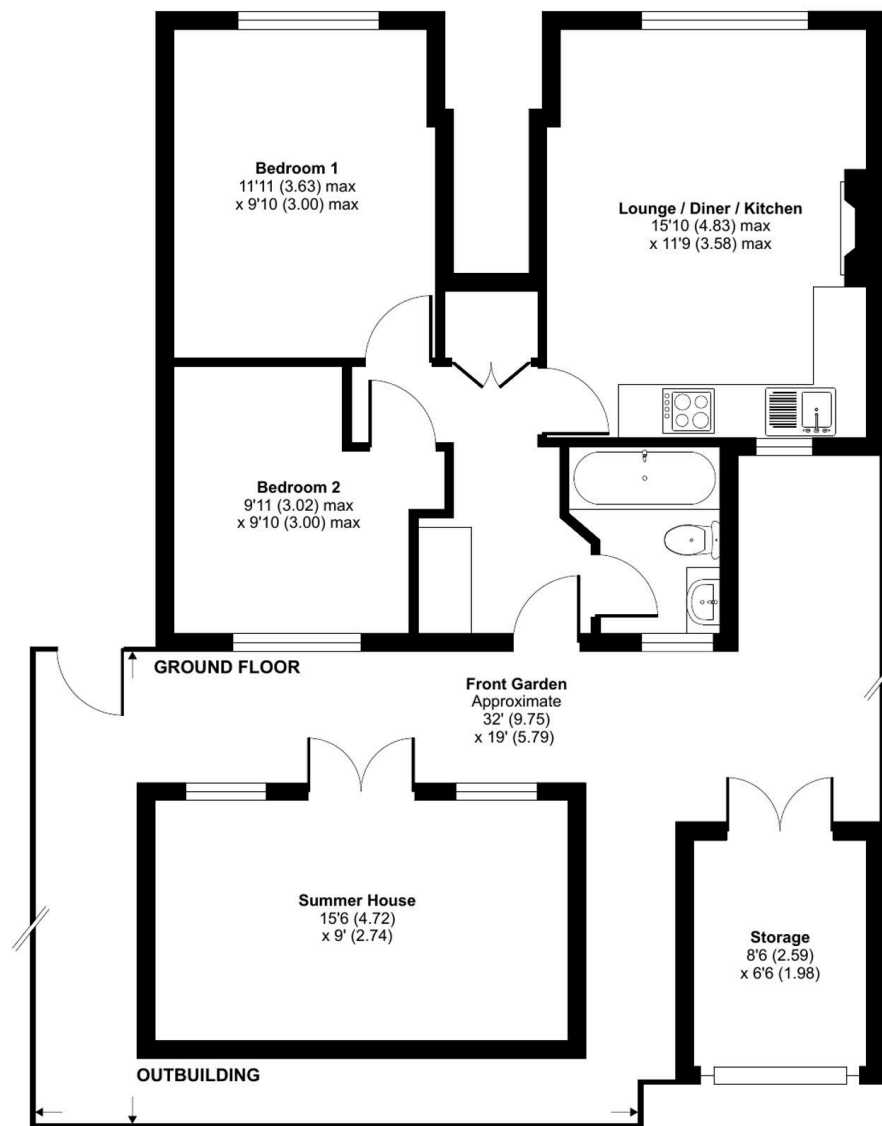
Murray Road, Richmond, TW10

Approximate Area = 505 sq ft / 46.9 sq m

Outbuildings = 195 sq ft / 18.1 sq m

Total = 700 sq ft / 65 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). © nichecom 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1219819

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Side passage with exterior lights round to rear side gate into the garden of the ground floor flat.

ENTRANCE HALL/UTILITY:

Part glazed entrance door, double doors to store/cloaks cupboard, herringbone engineered oak flooring, double glazed window to garden, radiator, fitted worktop with space and plumbing for washing machine and space for freezer under and wall mounted cupboards over.

LOUNGE/DINER/KITCHEN: Abt 15 ft 10 x 11 ft 9 (4.83m x 3.58m) max

Double glazed window to front aspect, double glazed window to rear, coving, radiator, herringbone engineered oak flooring, fitted kitchen units at eye and base level, worktops, integral dishwasher, inset induction hob with hood over, inset sink, inbuilt oven, wall mounted boiler. Space for table and chairs, fitted shelving.





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FRONT BEDROOM ONE : Abt 11ft 11 x 9 ft 10 max (3.64m x 3.03m)

Double glazed window to front aspect, radiator, coving, wood floor, spotlights.

REAR BEDROOM TWO: Abt 9 ft 11 - 9 ft 10 max (3.02m x 3m)

Double glazed window to garden, coving, radiator.

BATHROOM:

Tiled floor with underfloor heating, part tiled walls, clawfoot bath with telephone style mixer taps, mains pressure shower over, shower rail and curtain, pedestal wash hand basin, WC, double glazed window.

PRIVATE REAR GARDEN:

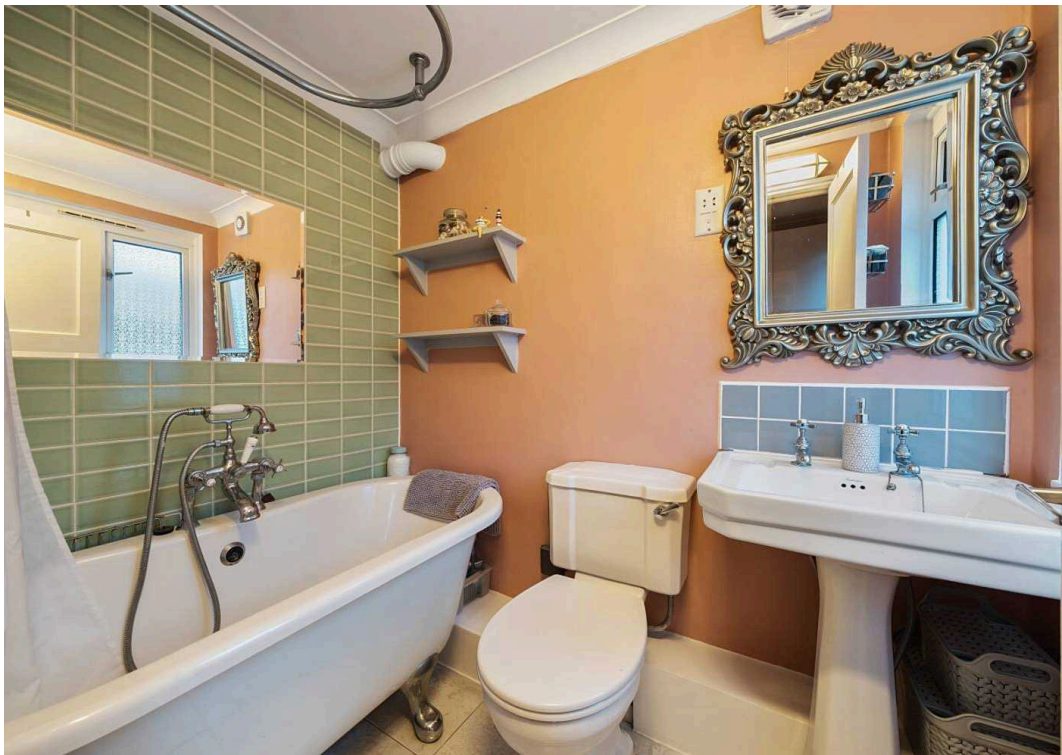
Brick block patio and lawned area.

SUMMERHOUSE : Abt. 15 ft 6 x 9ft (4.72m x 2.74m)

Double glazed windows and French doors with double glazed panes, power and light.

BRICK STORE SHED: 8 ft 6 - 6 ft 6 (2.59m x 1.98m) with double entrance doors, power supply and pitched roof.





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Council Tax band: C

EPC Energy Efficiency Rating: D

TENURE : LEASEHOLD – 999 years from 1st January 2006. No service charge or ground rent.

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