



**MERVYN  
SMITH**  
ESTATE AGENTS



16 Stretton Road, Ham, Richmond Upon Thames, TW10 7QQ

£915,000

Richmond



- Just available! DOUBLE FRONTED THREE DOUBLE BEDROOM END TERRACE HOUSE with extended ground floor, new roof, 77 ft garden + rear 30ft lock up warehouse.
- Immaculately presented : Ground floor WC : Added kitchen/breakfast +separate utility all with granite worktops : Double glazing with fitted shutters to the main rooms.
- Close to Ofsted Outstanding Grey Court School plus nearby nurseries and primary schools. Also within reach of the German School.
- Wide brickblocked forecourt and dropped kerb providing off street parking for 2/3 cars.
- Two separate reception rooms both with elegant oak flooring and flame effect fires.
- Underfloor heating to the kitchen/breakfast extension. Generous wardrobes and fitted bedroom furniture to all bedrooms.
- Utility room has both integral fridge/freezer plus room for wide American style fridge, washing machine and dishwasher..
- Summerhouse/bar, separate exterior home office, exterior playroom/hobbies room with power, light and double glazed windows. Additional covered side store area over 22ft plus the rear warehouse!!
- Garden with Yorkstone patio, grassed area with borders, pond and rockery, secluded rear gated store/compost area.
- Near Ham Library, bus stops on Sandy Lane, local shops including German Deli and Swiss Bakery, Tesco Express, pharmacies and Post Office.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

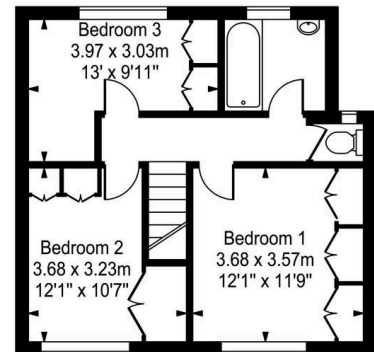
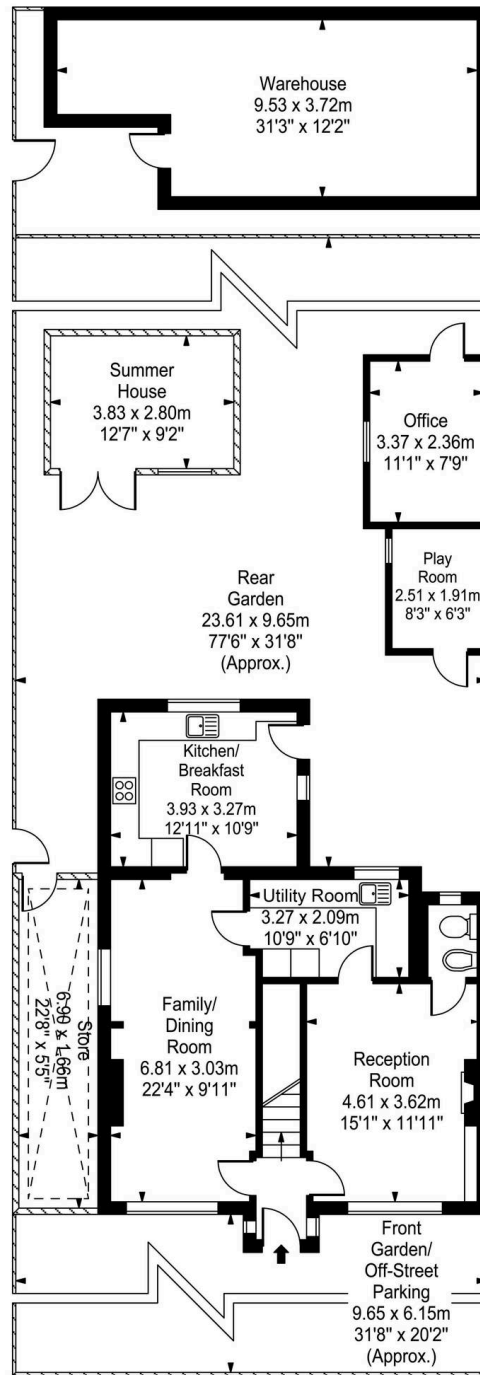
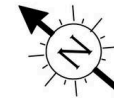




# Stretton Road

Approx. Gross Internal Area  
**178 Sq M - 1916 Sq Ft**  
 (Including Store, Warehouse, Office,  
 Play Room & Summer House)

- Store  
11 Sq M - 118 Sq Ft
- Warehouse  
30 Sq M - 323 Sq Ft
- Office  
8 Sq M - 86 Sq Ft
- Play Room  
5 Sq M - 54 Sq Ft
- Summer House  
11 Sq M - 118 Sq Ft



First Floor

Ground Floor

Every attempt is made to assure accuracy, however  
 measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



### **Porch and Hall**

Entrance door with inset double glazing, leaded style double glazed panes to each side, radiator, oak flooring.

### **Right Side Reception**

15' 1" x 11' 11" (4.61m x 3.62m)

Double glazed window to front aspect with fitted shutters, coving, oak flooring, radiator, gas flame effect fire inset in feature fireplace with mantelpiece and hearth.

### **Left Through Reception**

22' 4" x 9' 11" (6.81m x 3.03m)

Double glazed window to front aspect with fitted shutters, coving, oak flooring, radiator, electric flame effect fire, double glazed side window.

### **Kitchen/Breakfast room**

12' 11" x 10' 9" (3.93m x 3.27m)

Fitted units at eye and base level, granite worktops, splashbacks, Belfast sink, inset hob with hood over, inset electric oven and separate grill oven, inbuilt separate microwave oven, integral fridge, double glazed windows to rear and side, space for table and chairs with pendant lights over, double glazed access door to garden, underfloor heating (wet system).

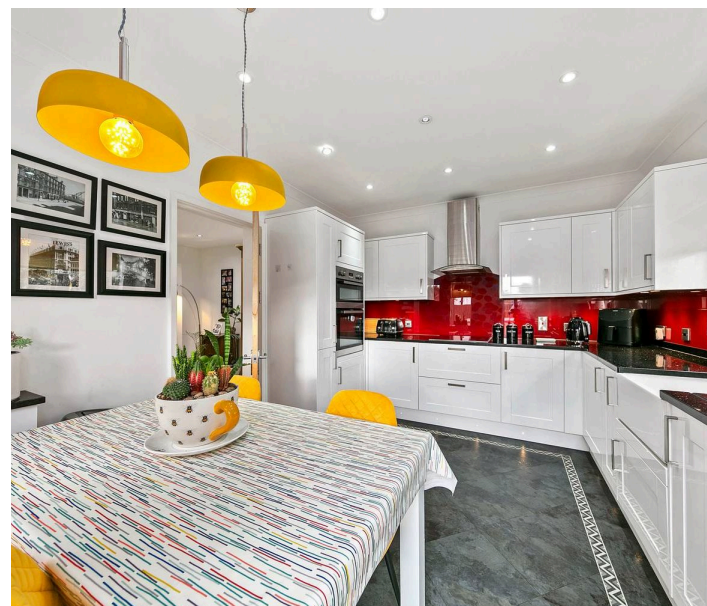
### **Separate Utility**

10' 9" x 6' 10" (3.27m x 2.09m)

Fitted units at eye and base level, granite worktops, splashbacks, inset ceramic sink, spaces for washing machine and dryer, wide American fridge included, fitted traditional pulley drying racks, double glazed window to rear.

### **Ground Floor Cloakroom**

WC, wash hand basin with cabinet under, double glazed window.





### Bedroom 1

12' 1" x 11' 9" (3.68m x 3.57m)

Double glazed window to front aspect with fitted shutters, radiator, wood laminate floor, three double doors to fitted wardrobes, fitted bedside cabinets and dresser unit.

### Bedroom 2

13' 1" x 10' 11" (4.00m x 3.32m)

Double glazed window to front aspect with fitted shutters, radiator, wood laminate floor, twin double doors to inbuilt wardrobe cupboards, double doors to over stair wardrobe cupboard.

### Bedroom 3

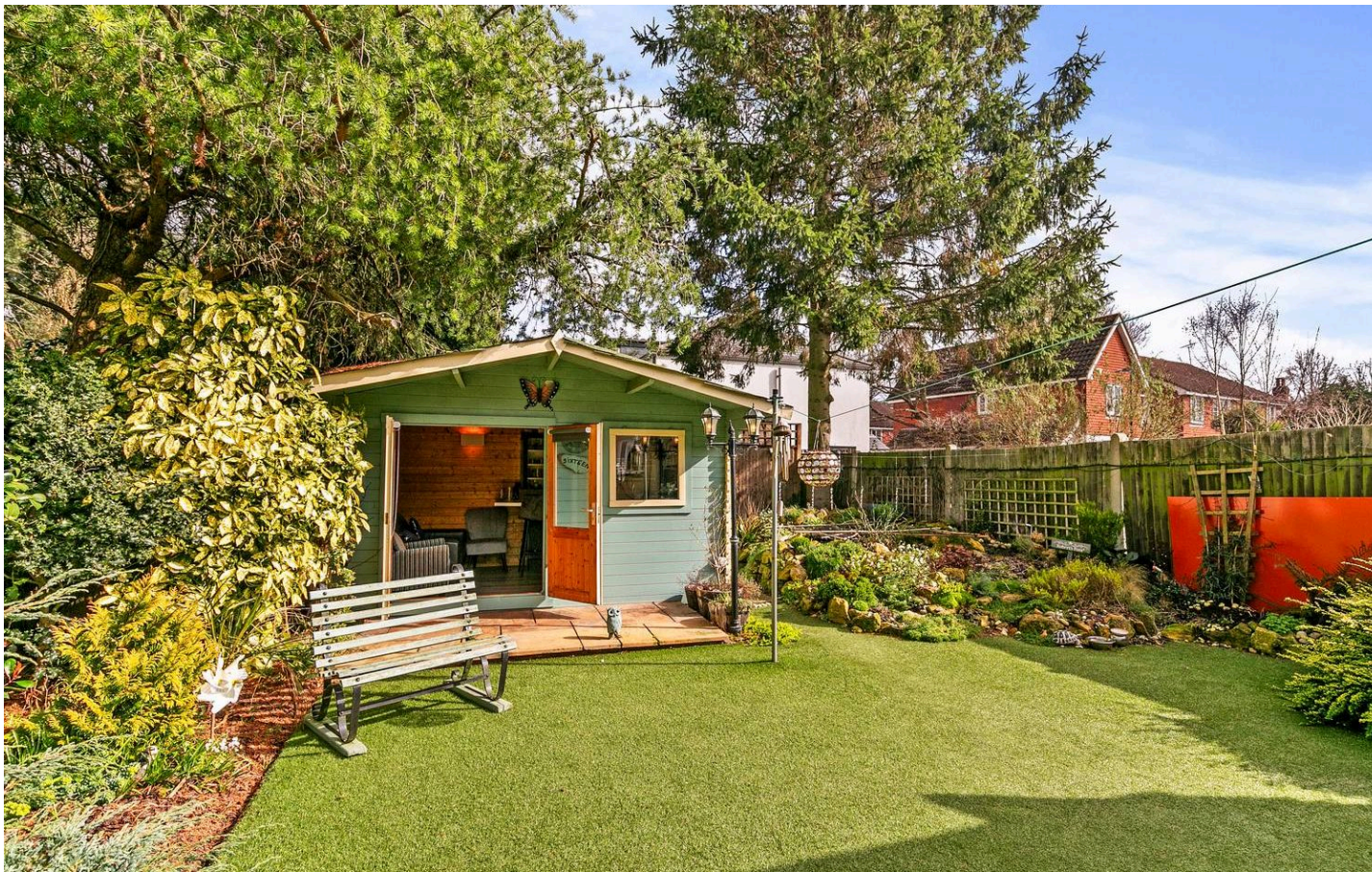
13' 0" x 9' 11" (3.97m x 3.03m)

Double glazed window to rear, radiator, twin double doors to inbuilt wardrobe cupboards.

### Bathroom

Shower bath with shower screen and shower with rainforest head, wash hand basin with cabinet under, frosted double glazed window, heated towel rail, wainscoting, tile floor. SEPARATE CLOAKROOM : Frosted double glazed window, WC.





**FRONT :** Wide forecourt parking.

**REAR GARDEN:** Abt 77 ft 6 x 31 ft 8 (23.61m x 9.65m)

Yorkstone patio to immediate rear of house, grassed area with borders, pond and rockery, secluded gated rear store/compost area.

**SIDE COVERED STORAGE AREA:** Abt. 22 ft 8 x 5 ft 5 (6.90m)

**WAREHOUSE:** Abt. 31 ft 3 x 12 ft 2 max (9.53m x 3.72m)

**OFFICE:** Abt. 11 ft 1 x 7 ft 9 (3.37m x 2.36m)

Lighting and power, double glazed window.

**PLAYROOM/HOBBIES ROOM** Abt. 8 ft 3 x 6 ft 6 (2.51m x .91m )

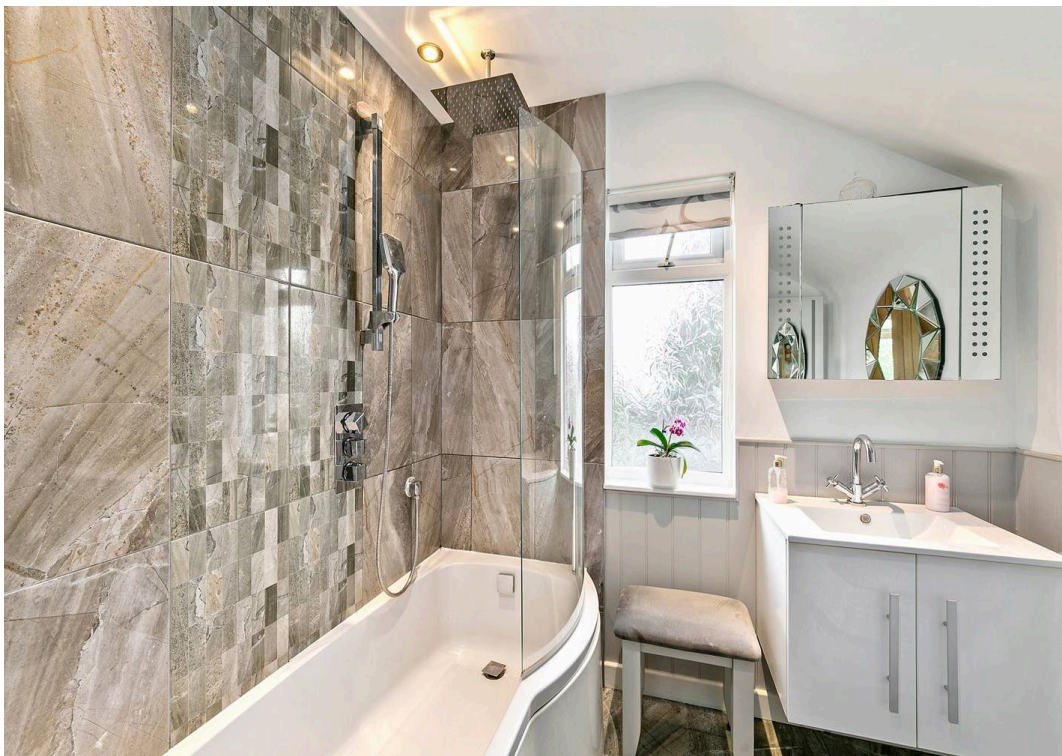
Lighting and power, double glazed window.

**SUMMERHOUSE/BAR:** Abt. 12 ft 7 x 9 ft 2 (3.83m x 2.80m)


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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Mervyn Smith

Mervyn Smith & Co, 315 Richmond Road - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

