



**MERVYN
SMITH**
ESTATE AGENTS



51 Perryfield Way, Ham, Richmond, TW10 7SL

£565,000



- NEW - VIEWINGS LAUNCH DAY SATURDAY JAN 4th !
- ALL NEWLY REFURBISHED 2 double bedroom purpose built ground floor maisonette with its own private rear garden over 42 ft x 32 ft, plus a GARAGE.
- Roomy double aspect living space with a lounge area over 17 ft x 13 ft and an additional dining area over 10 ft x 9 ft with bifolding doors out to the garden.
- Stylish new fitted kitchen with integral fridge and freezer, AEG induction hob, oven and separate grille. All new bathroom.
- All new heating and hot water system with condensing combi boiler. Double glazed throughout. All freshly decorated in tasteful neutral colours : All new floor coverings.
- Sunny south easterly garden with shed, brick built store and rear access. The property also includes the lawns to the front of the maisonette.
- End terrace garage to the side with a brick blocked forecourt, up and over door, and electricity supply run out from the maisonette.
- Long lease over 900 years : Ground rent only 50p pa : Low service charge £524pa.
- VACANT POSSESSION and NO ONWARD CHAIN!
- Lovely quiet location in a cul de sac facing a lawned square. Moments from the open spaces of Ham Riverside Lands. Close to sought after Outstanding Grey Court School.





Perryfield Way, Richmond, TW10

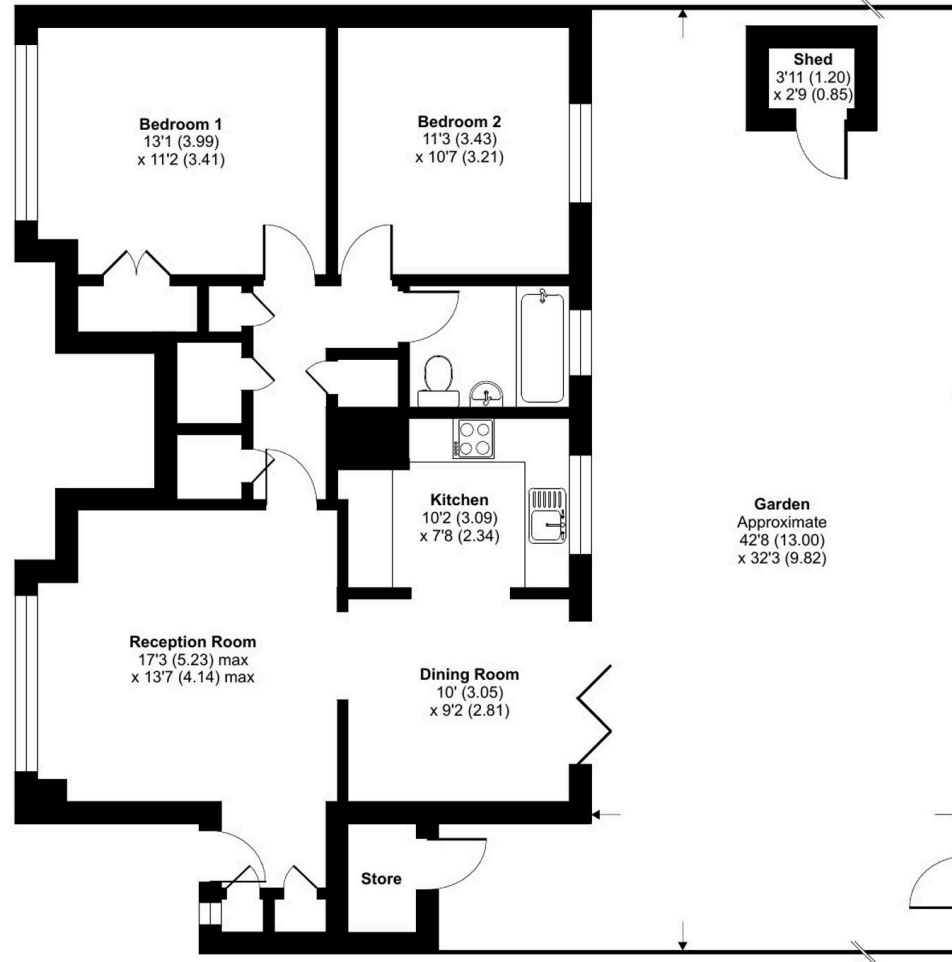
Approximate Area = 805 sq ft / 74.7 sq m

Store = 15 sq ft / 1.3 sq m

Shed = 10 sq ft / 0.9 sq m

Total = 830 sq ft / 76.9 sq m

For identification only - Not to scale



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: 1227349



Reception Room

17' 2" x 13' 7" (5.23m x 4.14m)

uPVC entrance door and frosted double glazed window into an entrance lobby area with shelf and door to cloaks cupboard with hanging rail. The room expands out into the main lounge area with wood laminate floor, radiator and double glazed window overlooking the front garden and lawned square.

Dining Room

10' 0" x 9' 3" (3.05m x 2.81m)

Arch from the lounge through into the dining area with laminate floor, radiator and double glazed bifolding doors out to the garden.

Kitchen

10' 2" x 7' 8" (3.09m x 2.34m)

New kitchen with fitted units at eye and base level, worktops and splashbacks. Inset bowl, integral fridge and freezer, inset AEG induction hob with pan drawers under, inbuilt AEG oven and separate grill. Wall cupboard housing new condensing combi boiler. Double glazed window to garden. There is also a gas supply available for a gas hob if preferred.





Inner lobby

Links the living areas with the bedrooms and bathroom and provides 3 deep store cupboards and additional meter cupboard.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.41m)

New fitted carpet, radiator, double glazed front window, double doors to inbuilt wardrobe cupboard in addition to given room dimensions.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.21m)

Double glazed rear window overlooking the garden, radiator, new fitted carpet.

Bathroom

New bathroom with part tiled walls, panel enclosed bath with shower and screen over, double glazed window, WC, wash hand basin with drawers under, heated towel rail, fitted wall mirror.

These particulars are a general outline only for 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. We have been advised regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.







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