

## Ashburnham Road, Ham, Richmond, TW10

£725,000 Freehold

*Immaculately presented 3 bedroom house in a tranquil location set back from the road. • Direct access into a rear garage converted into a lovely double glazed summerhouse which could equally function as an office, playroom, den or home gym.*

**MERVYN  
SMITH**

# Ashburnham Road, Richmond, TW10

Approximate Area = 913 sq ft / 84.8 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale

Storage  
8'10 (2.68)  
x 2'4 (0.72)

Summer House  
14' (4.26)  
x 8'10 (2.68)

Garden  
Approximate  
25'11 (7.90)  
x 16'5 (5.00)

Kitchen /  
Dining Area  
15'8 (4.77) max  
x 10'4 (3.14) max

Reception Room  
17'8 (5.39) max  
x 15'8 (4.77) max

GROUND FLOOR



Bedroom 2  
11'2 (3.40)  
x 9'6 (2.90)

Bedroom 1  
15'8 (4.78)  
x 9'5 (2.87)

Bedroom 3  
11'11 (3.64) max  
x 5'11 (1.81) max

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1239819





- 3 bedroom house in tranquil location set back from the road.
- Bright double aspect living space with elegant grey laminate flooring throughout the 17 ft lounge and additional kitchen/diner with fitted units and quality integral appliances.
- Ground floor WC and stylish tiled 1st floor family bathroom. Inbuilt wardrobe cupboards to all 3 bedrooms.
- Radiator gas central heating system : Double glazing : Water softener.
- Entrance hall with double doors to cloaks cupboard : Useful storage loft with fitted ladder and potential to convert.
- Near Grey Court School and a choice of nearby nurseries and primary schools. Near St Richards Square facilities including Tesco Express, Swiss Bakery, pharmacy and a Post Office.



## Hall

Entrance door, double glazed window to side aspect, radiator, laminate flooring, double doors to cloaks/meter cupboard with hanging rail and shelving over, radiator, further glazed door through into lounge.

## Lounge 17' 8" x 15' 8" (5.39m x 4.77m)

Laminate floor, radiator, double glazed window to front aspect, arch through to kitchen/diner, door to cloakroom.

**Ground Floor Cloakroom** – WC and wash hand basin.

## Kitchen/Diner 15' 8" x 10' 4" (4.77m x 3.14m)

Double glazed patio doors to garden, laminate floor and space for dining table and chairs. Kitchen units fitted at eye and base level, worktops, splashbacks, inset sink unit, AEG induction hob, hood and inbuilt oven, integral AEG dishwasher, fridges and freezer, double glazed window to garden.



Stairs from lounge to 1st floor landing with balustrade, door to overstrain store cupboard, door to airing cupboard hosing hot water cylinder, trap door with pull down ladder to loft.

**Bedroom 1** 15' 8" x 9' 5" (4.78m x 2.87m)

Double glazed window to front aspect, radiator, double doors to inbuilt wardrobe cupboard extra to given room dimensions.

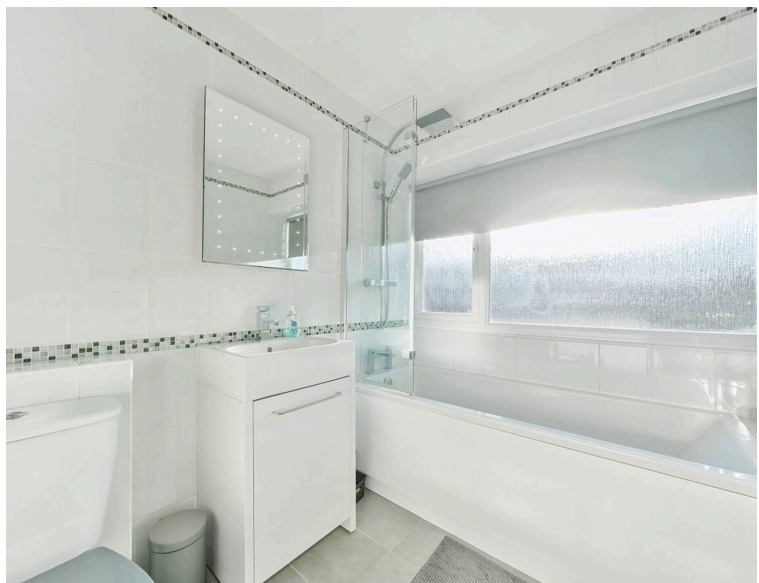
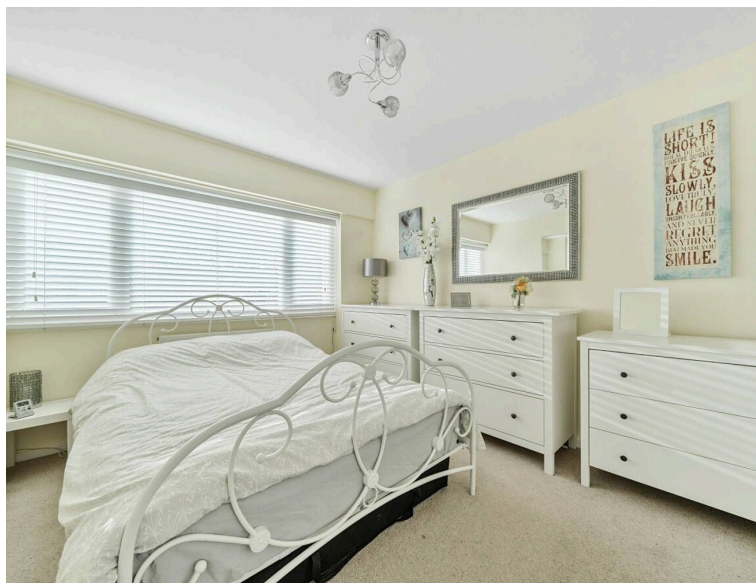
**Bedroom 2** 11' 2" x 9' 6" (3.40m x 2.90m)

Double glazed window to rear aspect, radiator, door to inbuilt wardrobe cupboard extra to given room dimensions.

**Bedroom 3** 11' 11" x 5' 11" (addi3.64m x 1.81m)

Double glazed window to front aspect, radiator, inbuilt wardrobe cupboard.

**Bathroom** - Panel enclosed bath with shower and screen over, wash hand basin with cabinet under, WC, tiled walls, heated towel rail, frosted double glazed window.





### Exterior summerhouse 14' 0" x 8' 10" (4.26m x 2.68m)

Former garage converted into summerhouse with double glazed doors. Also a potential office, gym or playroom. There is a door off to a bike/tool store with a roll-up garage door out to an exterior hard standing forecourt.

*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. We have been advised by the vendor 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.*

**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.







## Garden

Outside tap, Yorkstone paving, garden store, doors into the summerhouse.

Council Tax band: E

Tenure: Freehold

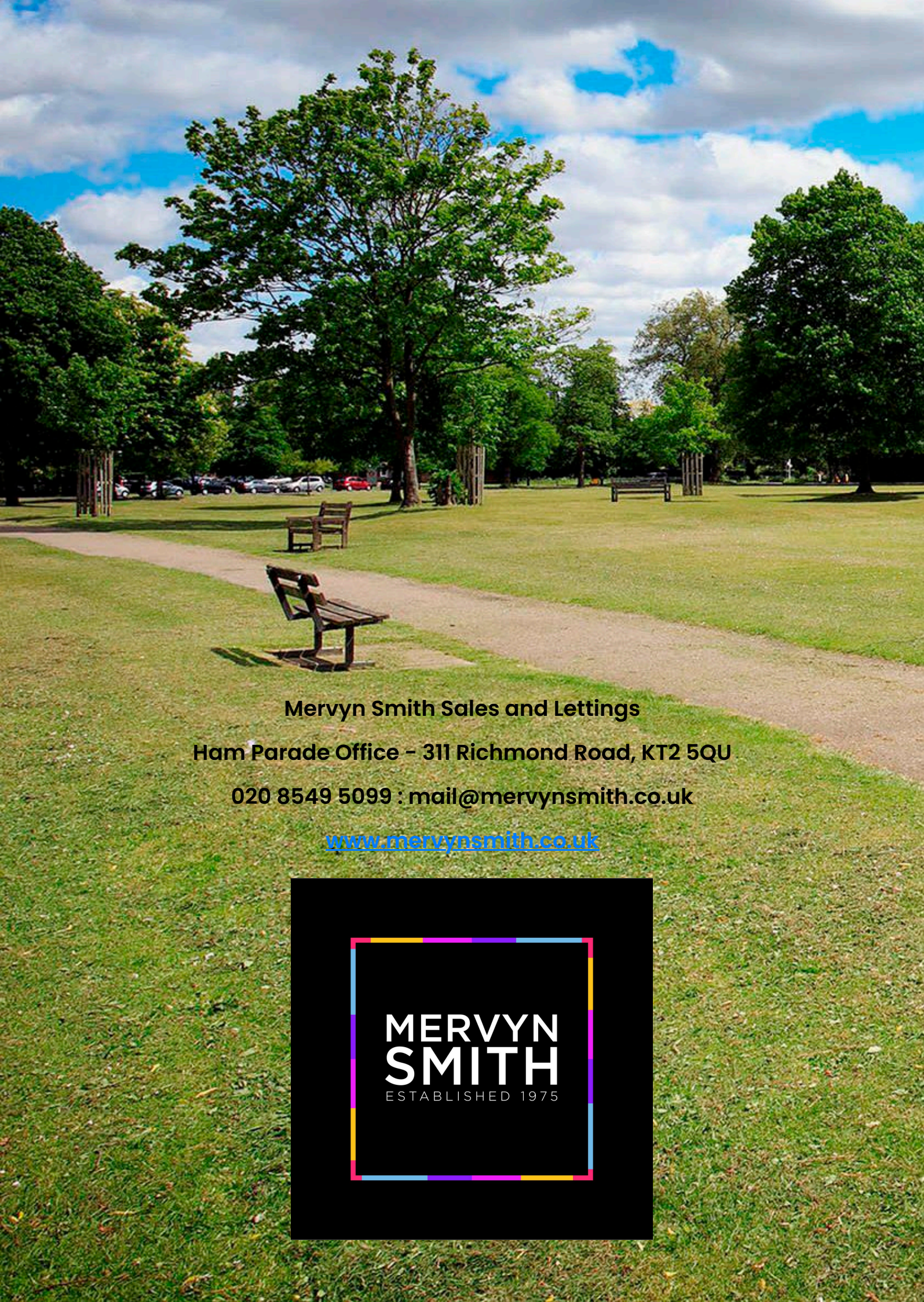
EPC Energy Efficiency Rating: D

**SERVICE CHARGE** : Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is £524 from 26/3/2024 - 25/3/2025









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