

# LATCHMERE CLOSE

£820,000 : FREEHOLD



**LATCHMERE CLOSE, HAM, RICHMOND UPON THAMES, SURREY, TW10 5HQ**



**A Spacious 4 Bedroom 2 Bathroom Semi Detached House with an airy added 2nd floor, off street parking plus the bonus of a GARAGE in nearby battery.**

Generous ground floor accommodation includes hall, a lounge with a fireplace and wood burner, double doors into 22 ft wide dining room/kitchen with patio doors to garden, plus a side lobby and utility/cloakroom.

1st floor family bathroom, 2 double bedrooms and generous 3rd single room.

Roomy loft extension with 17 ft x 16ft master bedroom and en suite bathroom

Double glazing : Gas central heating system with an efficient Worcester Greenstar boiler : EPC rating 72.

*Located in a quiet residential close between North Kingston and Ham Common woods. At the cul de sac end of the Close there is pedestrian and cycle access out to Tudor Drive with its buses to Richmond and Kingston, library, shops and Post office, whilst the other end of the Close emerges into leafy Church Road running from Ham Common to Ham Gate into Richmond Park. The property is also within reach of Latchmere School and St Agatha's School.*



Tel: 020 8549 5099



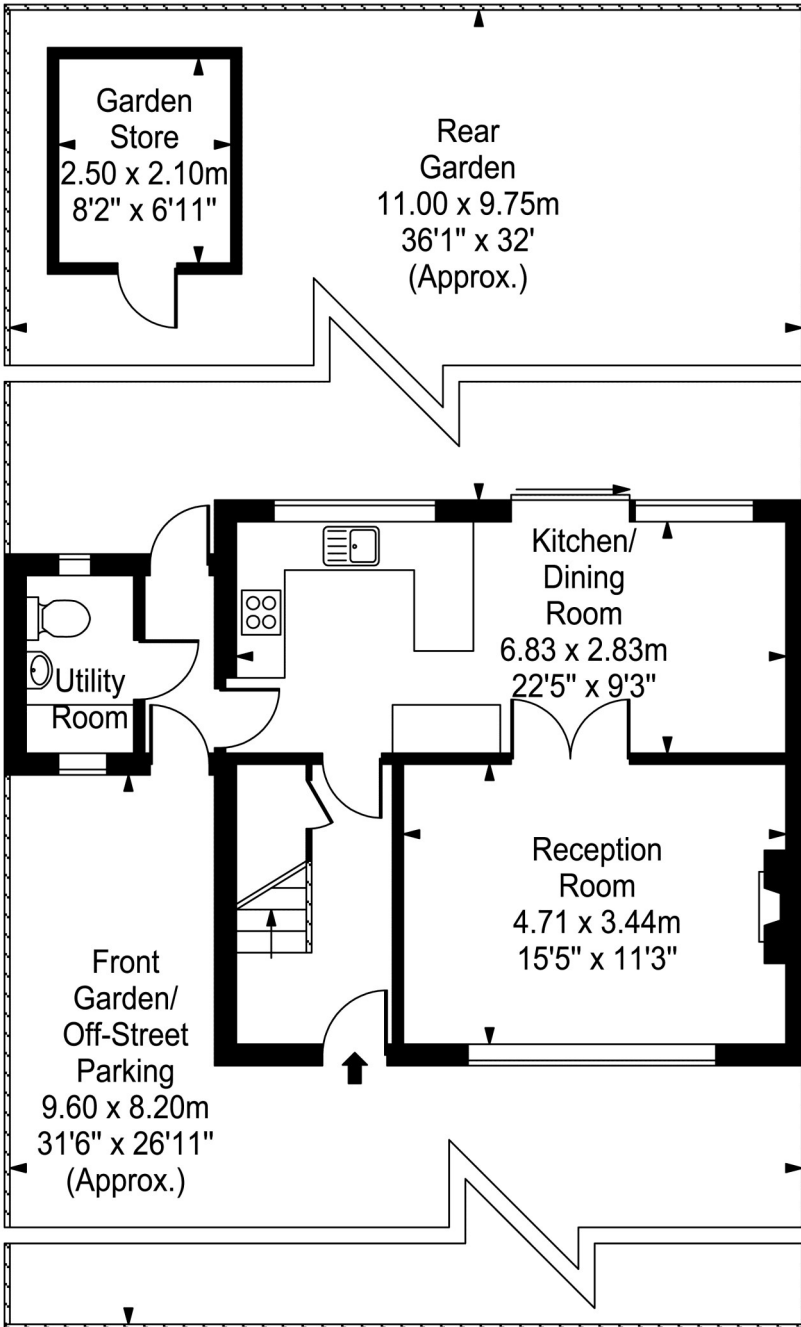
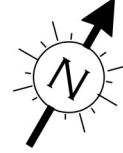
[www.mervynsmith.com](http://www.mervynsmith.com)

# Latchmere Close

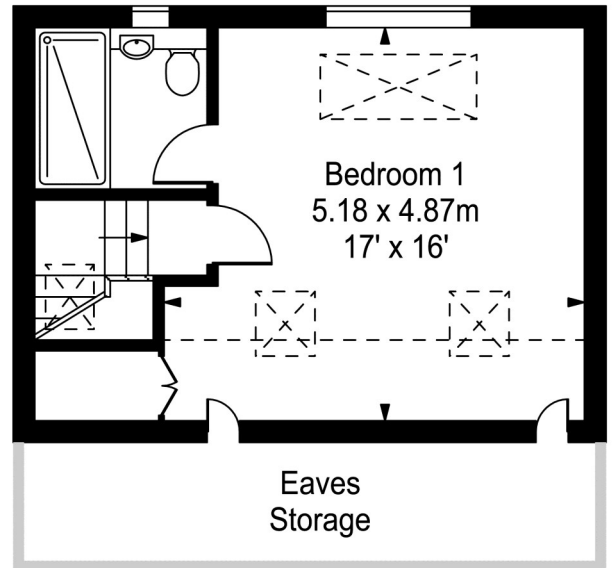
Approx. Gross Internal Area  
127 Sq M - 1364 Sq Ft  
(Excluding Garden Store & Eaves Storage)

Key :

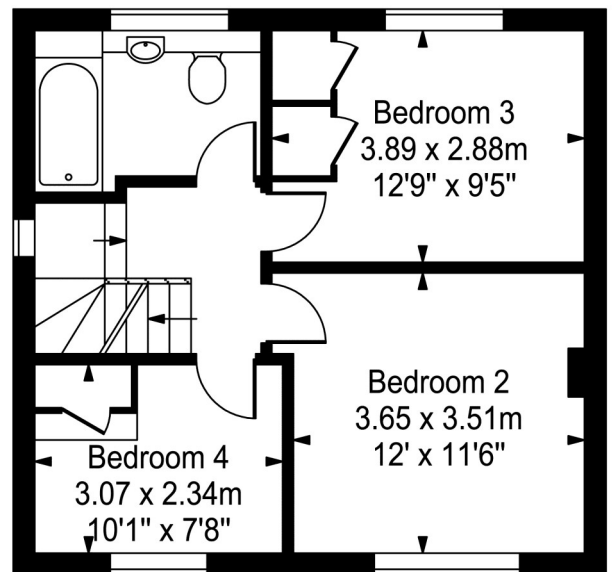
----- = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First 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)



uPVC entrance door into ...

**ENTRANCE HALL:**

Door to under stair storage cupboard, wood floor, radiator, doors into kitchen and lounge.

**LOUNGE** Abt. 15 ft 5 x 11 ft 3 ( 4.71m x 3.44m)

Wood floor, radiator, double glazed window to front, wood burner set in fireplace with mantelpiece surround, double doors through to ....



**DINING ROOM/KITCHEN** Abt. 22 ft 5 x 9 ft 3 ( 6.83 m x 2.83m)

**DINING ROOM** - Wood floor, radiator, double glazed patio doors to garden.





## KITCHEN

Units fitted at eye and base level, worktops and splashbacks, inset gas hob with hood over, inbuilt double ovens with pan drawer under, pull out pantry cupboard, inset one and a half bowl sink unit with pull out recycling cupboard under, space for dishwasher, wide space for fridge freezer, tiled floor, double glazed window to garden, through to

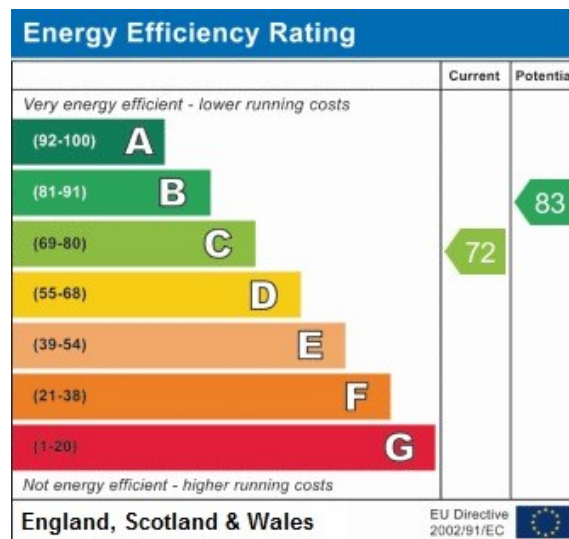


## SIDE LOBBY

With uPVC doors to both the front and to rear garden access. Side door to

## UTILITY/CLOAKROOM

Space and plumbing for washing machine with shelf over, double glazed fanlight windows to front and rear, cupboard housing Worcester Greenstar boiler, cupboard housing electric consumer unit, shelved cupboard, WC, was hand basin, radiator.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Double glazed window to side.

**BEDROOM 2: At 12 ft x 11 ft 6 ( 3.65m x 2.88m)**

Double glazed window to front aspect, radiator, fitted shelving.



**BEDROOM 3: Abt. 12 ft 9 x 9 ft 5 ( 3.89m x 2.88m)**

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





**BEDROOM 4:** Abt 10ft 1 x 7 ft 8 max ( 3.07m x 2.34m max)

Double glazed window to front aspect, radiator, double doors to cupboard.



**BATHROOM:**

Panel enclosed shower bath with screen and shower unit over, mostly tiled walls, tiled floor, double glazed frosted window, wash hand basin with cabinet under, WC.



**STAIRCASE FROM FIRST TO SECOND FLOOR LANDING:**

Double glazed velux over, balustrade, door to

**BEDROOM 1: At 17 ft x 16 ft ( 5.18m x 4.87m)**

Double glazed window to rear aspect with fitted shutters and additional skylight over, two velux windows to front, doors to eaves storage, radiator.





**EN SUITE BATHROOM:**

Sliding doors to walk in shower enclosure, tiled floor, double glazed frosted window, heated towel rail, wash hand basin with cabinet under, WC.





**OUTSIDE:**

**FRONT** Brickblock forecourt off street parking, formal front area with slate chippings and borders, side area with store shed and door to side lobby through to rear garden.

**REAR GARDEN** Abt. 36 ft x 31 ft ( 11m x 9.75m)

Paved patio terrace to rear of the house and left side, two storage sheds, main area laid to lawn.

**GARAGE** With double doors in a nearby battery off the Close.



**REF 2229**

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.



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