

HAM, RICHMOND

**£397,950 - for a 54% share
of the ownership.**



SHERIDAN ROAD, HAM, RICHMOND, TW10 7NH



An Opportunity to Acquire a Substantial 3 Bedroom 2 Bathroom End Terrace Townhouse at an entry level price. THIS IS A SHARED OWNERSHIP PROPERTY - A 54% SHARE IS OFFERED with the remaining 46% share subject to a monthly rental figure of £163 on a lease of 150 years from 1990.

The property offers spacious and flexible accommodation OVER 3 FLOORS and is located in a residential cul de sac.

Brand new engineered wood floor to the ground floor of hall, cloakroom and rear open plan kitchen/dining/family room over 15' across with sliding patio doors to the patio and **SOUTHERLY FACING REAR GARDEN Abt 40' x 20.'**

Integral garage..

Ground floor cloakroom, en suite shower room off the first floor bedroom and family bathroom on the second floor. Three double bedrooms : Double glazed throughout : Gas central heating system with a Worcester Greenstar boiler.

Offered to the market with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN**.

Situated within nearby reach of Ofsted 'Outstanding' rated Grey Court School plus a choice of primary schools and nurseries. There are local shops including a Tesco Express and Post Office, with bus services at the end of the road to both central Richmond and Kingston.

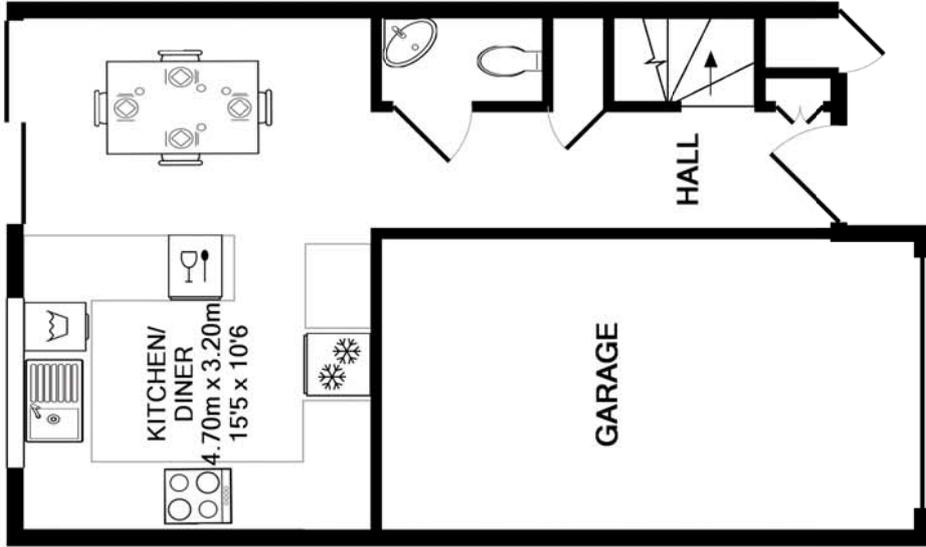


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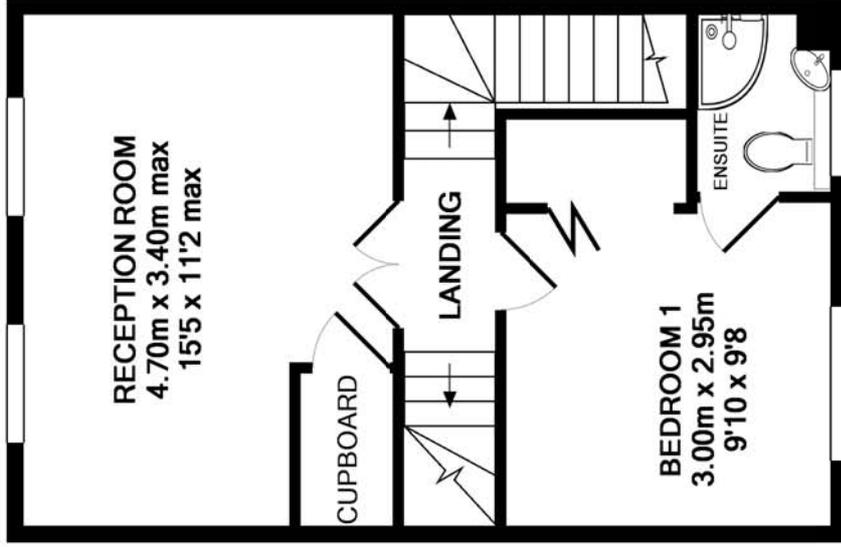


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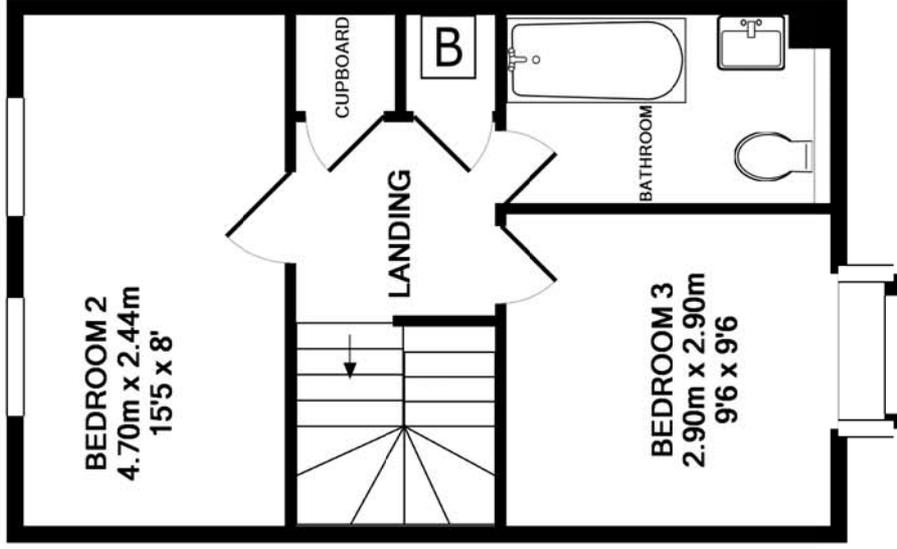
FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 34.8 SQ.M.
(375 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.3 SQ.M. (1133 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Exterior storage/meter cupboard. Front door into ...

ENTRANCE HALL:

New engineered wood floor , double doors to cupboard, radiator, door to understair storage, door to



GROUND FLOOR CLOAKROOM:

WC, radiator, engineered wood floor, corner mounted vanity wash hand basin with white tile splashback.

KITCHEN/DINING/FAMILY ROOM: Abt 15'5 (4.70m) x 10'6 (3.20m)

Units at eye and base level, worksurfaces, tile splashbacks, inset stainless steel sink unit, integral oven, inbuilt gas hob with fitted hood over, spaces for upright fridge/freezer, washing machine and dishwasher, peninsular breakfast bar/servery with cabinets under dividing the kitchen and dining area, space for dining table and chairs, radiator, engineered wood floor, double glazed patio doors to patio, double glazed window to rear garden aspect.,



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR:

Glazed double doors into ...

LOUNGE: Abt 15'5 (4.70m) x 11'2 (3.40m)

Two double glazed windows to open rear aspect across playing fields, two radiators, doors to understair storage cupboard.



BEDROOM ONE: Abt 9'10 (3.00m) x 9'8 (2.95m) Min

Bi-fold doors to inbuilt wardrobes in addition to given room dimensions, radiator, double glazed window to front aspect.

EN SUITE CLOAKROOM:

Frosted double glazed front window, wash hand basin set in vanity shelf, WC, walk in shower cubicle, tile shelf, radiator.



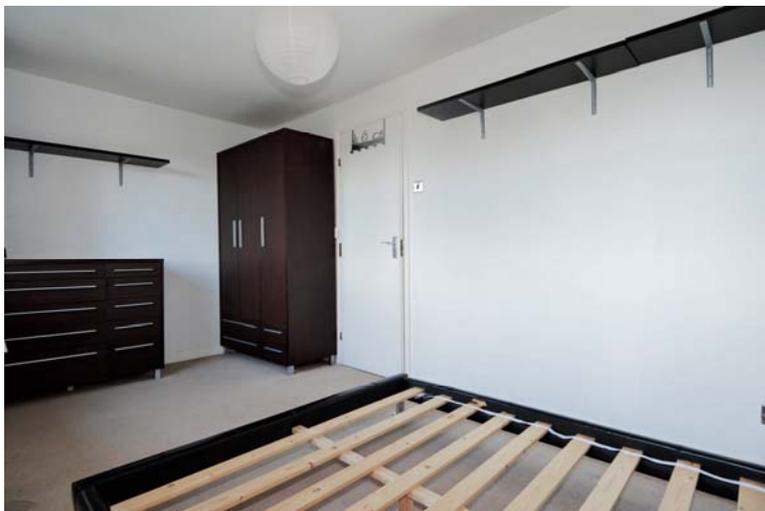
STAIRCASE FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING:

Door to airing cupboard with radiator and slatted shelving, door to cupboard housing Worcester Greenstar condensing combi boiler, balustrade, trap door to loft access.



BEDROOM TWO: Abt 15'5 (4.70m) x 8' (2.44m)

Two double glazed rear aspect windows with open views across playing fields, two radiators.



BEDROOM THREE: Abt 9'6 (2.90m) x 9'6 (2.90m)

Square bay window to front aspect, radiator.



BATHROOM:

Frosted double glazed window, panel enclosed bath, shower rail & curtain, shower mixer attachment, wash hand basin, tiled shelf, WC.



OUTSIDE

Front grassed area, side gate, drive into ...

INTEGRAL GARAGE: Abt 5m x 2.5m , 15' x 7'6.

Up and over door. Off street parking on driveway.

REAR GARDEN: Approx. 40' (14m) x 20' (7m)

Patio area to immediate rear of house, main area laid to lawn, borders, outside tap, side gate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England & Wales	EU Directive 2002/91/EC	

The house is a shared ownership property and the buyer acquires 54% and pays a rental of £163 pcm for the remaining part. That portion is on a lease of 150 years from 1990.

REF: 1970

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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