

HAM, RICHMOND

£269,950

SHARE OF FREEHOLD

**M E R V Y N
SMITH**

BROUGHTON AVENUE, HAM, RICHMOND, SURREY, TW10 7UG



Well presented End of Terrace maisonette offering generous accommodation over two floors and offered with a share of the freehold.

The property is set back from the road and is accessed via its own private front entrance.

The main accommodation is arranged over two floors : - 1st floor of bright double aspect lounge and dining area plus a smart fitted kitchen with integral oven, hob and dishwasher.

2nd floor of contemporary style refurbished bathroom and 2 double bedrooms both with inbuilt wardrobe cupboards.

The property benefits from double glazing and a gas fired central heating system.

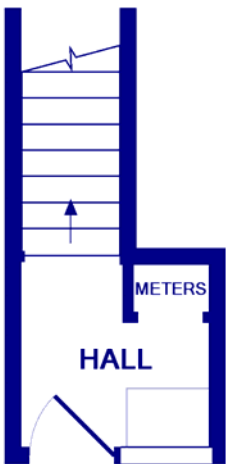


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www.mervynsmith.com

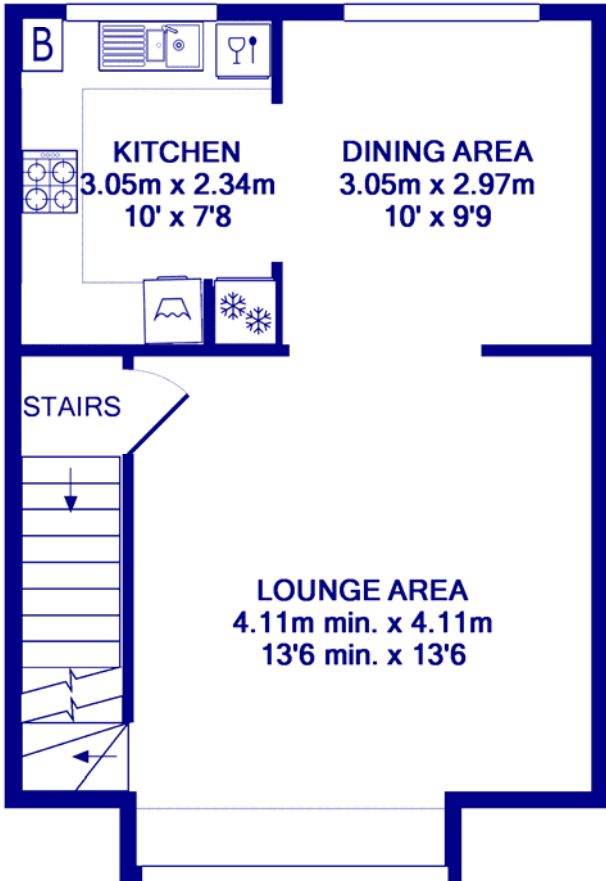
FLOOR PLANS



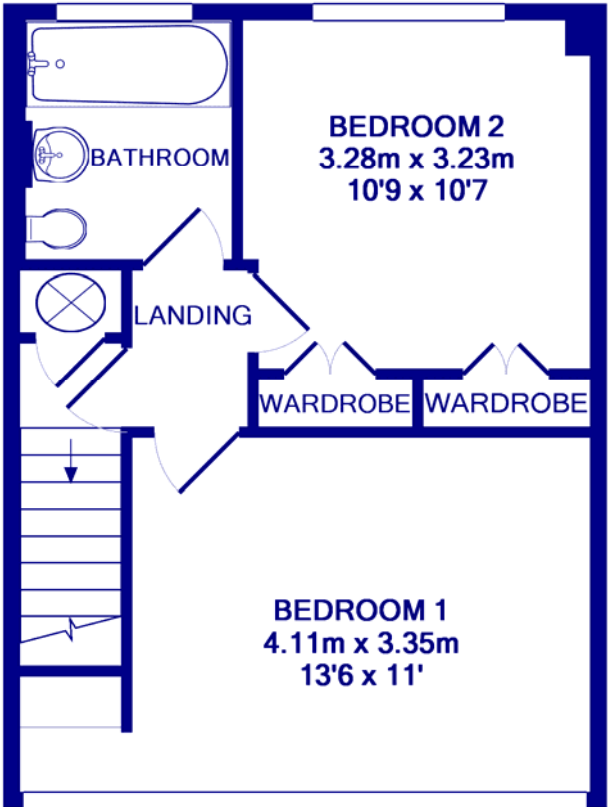
GROUND FLOOR
APPROX. FLOOR
AREA 5.4 SQ.M.
(59 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.5 SQ.M. (856 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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1ST FLOOR
APPROX. FLOOR
AREA 38.2 SQ.M.
(411 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(386 SQ.FT.)

ENTRANCE PORCH:

With door to exterior cupboard and Elizabethan style front door leading through to

ENTRANCE LOBBY:

Display shelf, door to meter cupboard, staircase leading up to first floor landing with glazed door through to...

LOUNGE AREA: Abt 13'6 x 13'6 (4.11m x 4.11m)

With bay window to front aspect with bench window seat, radiator.



DINING AREA:

Abt 10' x 9'9 (3.05m x 2.97m)

Window to rear aspect, radiator, arch through into

KITCHEN:

Abt 10' x 7'8 (3.05m x 2.34m)

Window to rear aspect, units at eye & base level, worktops, splashbacks, inset gas hob with oven below and hood above, inset stainless steel sink unit, integral dishwasher, spaces for washing machine and fridge/freezer, cupboard housing wall mounted boiler.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to airing cupboard with hot water cylinder and slatted shelving over, glazed door leading through to....

INNER LANDING:

With trap door access to loft space.

BEDROOM ONE:

Abt: 13'6 x 11' (4.11m x 3.35m)

Radiator, double glazed windows to front aspect, corner recess with shelf.



BEDROOM TWO:

Abt 10'9 x 10'7 (3.28m x 3.23m)

Radiator, double glazed window to rear aspect Twin double doors to in built wardrobe cupboards.

BATHROOM:

Panel enclosed spa bath with shower screen and wall mounted shower unit over, floating shelf with wash hand basin and monobloc tap, WC, heated towel rail, part tiled walls, extractor fan, frosted window, wood effect floor.



The property benefits from a share of the freehold with a lease of 999 years from 25th March 1965

REF: 1421

For clarification, we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a survey nor tested the services, appliances and specific fittings. Measurements should not be relied upon and used as a guide only.