

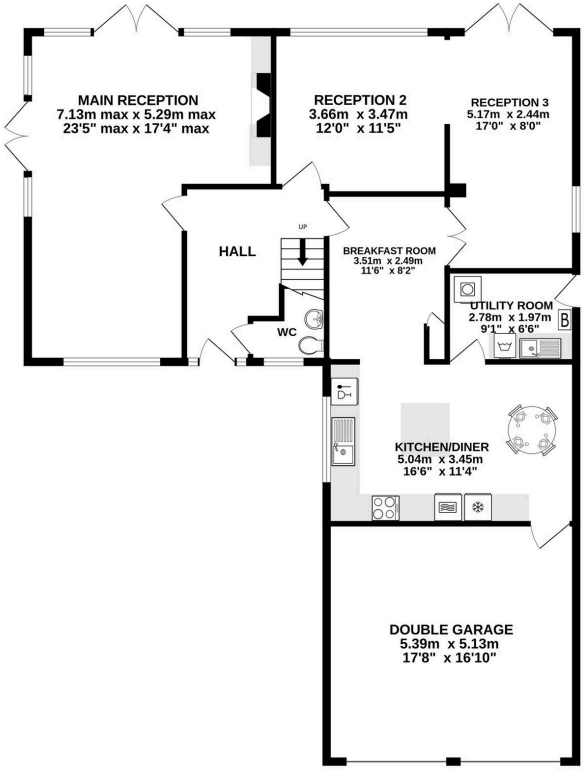
MERVYN SMITH
SALES & LETTINGS

11 Ham Farm Road, Richmond

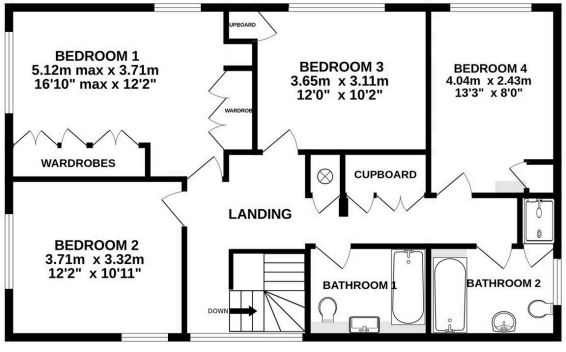
Guide Price **£2,250,000**

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GROUND FLOOR
130.3 sq.m. (1402 sq.ft.) approx.



1ST FLOOR
84.0 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA : 214.3 sq.m. (2307 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Light is the story here: an atrium entrance rising to large windows, with the woods of Ham Common beyond. 2,429 sq ft, three receptions, a proper south-westerly garden and a double garage, a short walk from Richmond Park. A small amount of cosmetic improvement and it is yours to cherish.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- ONE OF TWO LEFT STANDING Eric Lyons Bespoke Designed Homes On The Road
- Approximately 2,429 sq ft (226 SQM)
- Coveted Ham Farm Road address
- Beautiful, generous south-westerly garden
- Four bedrooms & three generous reception rooms
- Double garage and driveway parking
- Two bathrooms plus cloakroom
- Striking light-filled atrium entrance
- More open outlook to the front
- Considerable scope to remodel or extend

MERVYN SMITH
SALES & LETTINGS

50 YEARS OF SERVICE









Entrance Hall
Elegant hall has wood flooring with a central compass rose feature, coatrack and radiator. The atrium style design of the entrance floods the hall with light from the floor to celling windows on the landing above. Door off to cloakroom.

Ground Floor Cloakroom
WC, wash hand basin set in vanity shelf with cabinet under, tiled wainscot, frosted window.

Main Triple Aspect Reception Room
23' 5" x 17' 4" (7.13m x 5.29m)
Gas fired wood burner style stove in fireplace with wood mantelshelf and tiled hearth, recessed shelving above, radiators in decorative cabinets, African hardwood flooring, windows to front aspect, French doors and windows out to patio and garden via both the rear and the side, automated electric curtain track.

Dining Room/Reception 2
12' 0" x 11' 5" (3.66m x 3.47m)
Wood laminate flooring, rear window to garden, radiator, arch through to reception 3.

Reception 3/TV Room
17' 0" x 8' 0" (5.17m x 2.44m)
Double aspect room with French doors to the rear out to patio and garden, additional window to side, wood laminate floor, radiator, double doors through into breakfast room.

Kitchen/Diner
16' 6" x 11' 4" (5.04m x 3.45m)
Units fitted at eye and base level, worktops and tile splashbacks, inset sink unit, inset hob, inbuilt oven, integral fridge and freezer, integral dishwasher, tiled floor, central island unit, space for table and chairs, radiator in cabinet, windows to frontage and two additional skylight windows over, personal door into garage and door into separate utility.

Breakfast Room
11' 6" x 8' 2" (3.51m x 2.49m)
Wood laminate floor, radiator in cabinet

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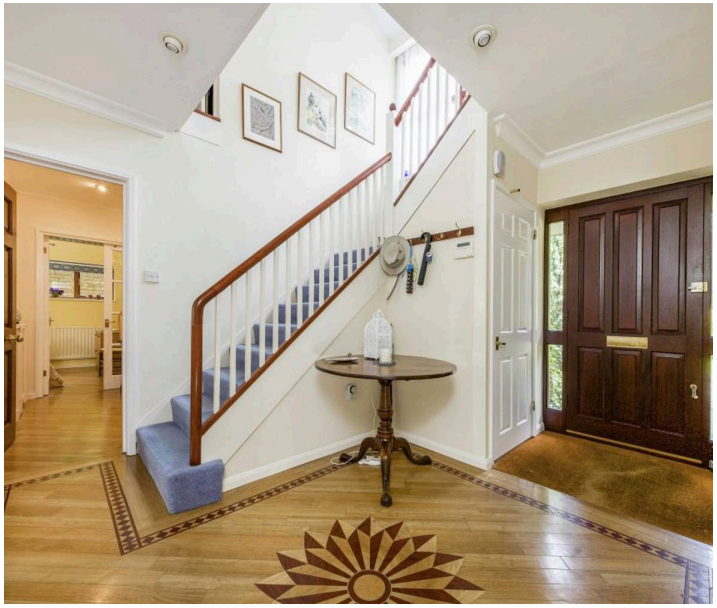
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Utility Room
9' 1" x 6' 6" (2.78m x 1.97m)







FRONT GARDEN

Landscaped approach with lawns, paving, borders and planted areas.

REAR GARDEN

Beautiful and very secluded rear garden with main area laid to verdant grass lawn, feature patio areas to rear and sides of house, planted areas with trellis and hedge screens, rear greenhouse.

DOUBLE GARAGE

2 Parking Spaces

Twin up and over doors into large garage over 17 ft x 16ft with power and light, personal rear door into the kitchen, pitched roof over with large boarded storage loft.

OFF STREET

3 Parking Spaces

Granite sett driveway into the garage affording off street parking for 2+ vehicles.

MERVYN SMITH
ESTABLISHED 1975

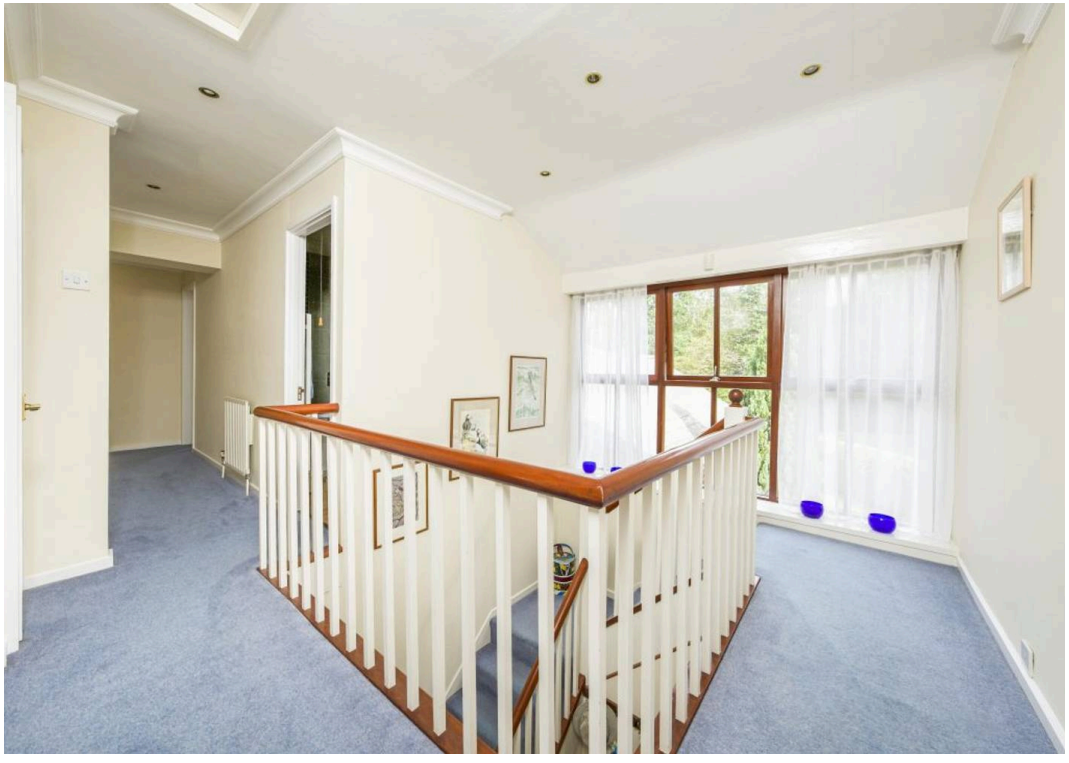














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