

BUCKINGHAM ROAD, RICHMOND UPON THAMES, TW10 7EQ



**A 3 BEDROOM HOUSE OVER 100sq ft in this sought after location
with a GENEROUS REAR GARDEN and POTENTIAL TO EXTEND (stpc).**

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION and NO ONWARD CHAIN

*Double aspect lounge/dining room over 21 ft. Added double glazed conservatory
The property has the benefits of a GROUND FLOOR CLOAKROOM and added double glazed front porch.
Kitchen/breakfast room with fitted units, inset dresser, Neff gas hob and oven.*

Gas central heating system : Double glazing : Cavity wall insulation : EPC RATING BAND C

*Located between Ofsted 'Outstanding' rated Grey Court School (only about 500m away)
and the German School, London which offers the International Baccalaureate.
The property is also within close reach of the popular Russell School and nursery.*

Nearby choice of buses into central Richmond and Kingston.

Moments from the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath, ferry and Ham House (NT). The house is also within reach of nearby Richmond Golf Club and Richmond Park through Petersham Gate.

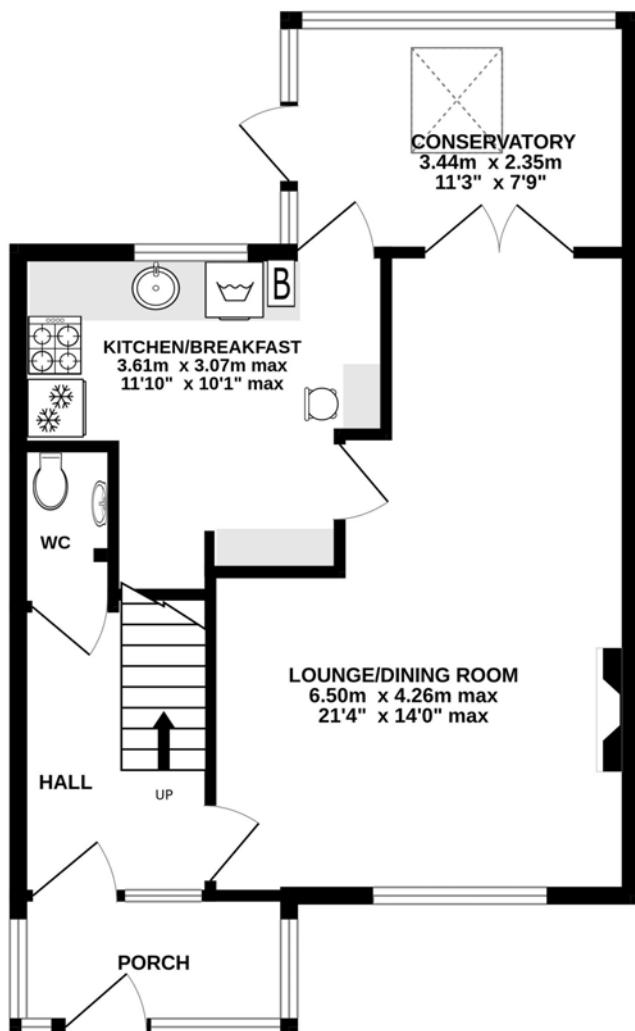


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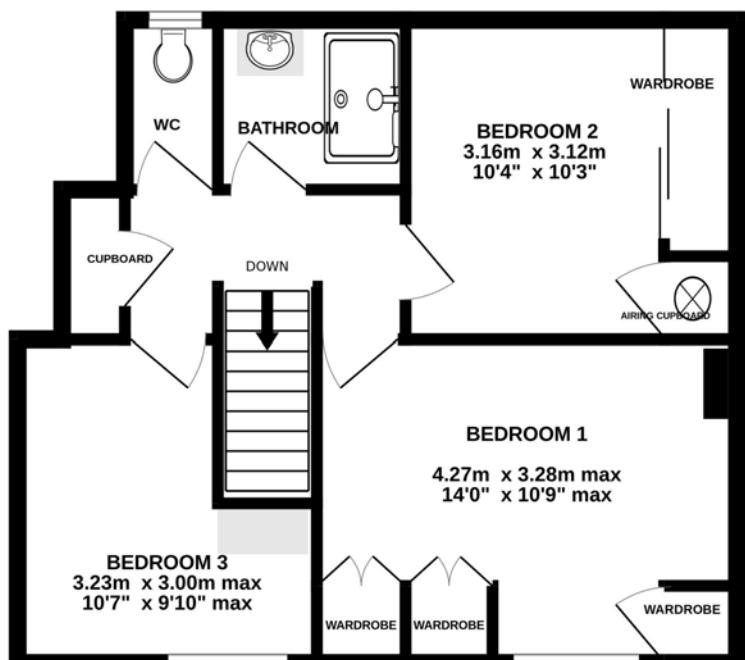


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GROUND FLOOR
51.8 sq.m. (557 sq.ft.) approx.



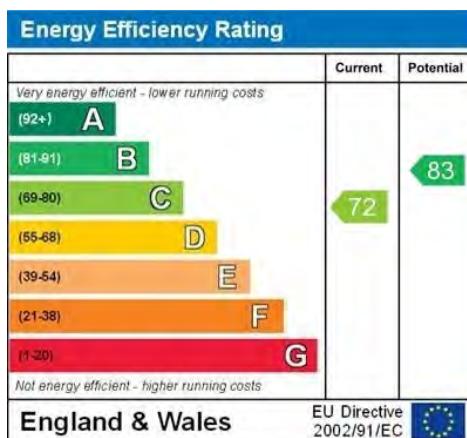
1ST FLOOR
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 96.5 sq.m. (1039 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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ENTRANCE PORCH:

Double glazed door and windows, further part glazed door through into ..

ENTRANCE HALL:

Double glazed front window, radiator, understair store space, door to ...

GROUND FLOOR CLOAKROOM:

Wainscotting, WC, wash hand basin, extractor.

DOUBLE ASPECT LOUNGE/DINING ROOM **Abt. 21 ft 4x 14 ft max (6.50 m x 4.26m max)**

Double glazed window to front garden, two radiators in decorative cabinets, electric flame effect fire in feature surround with hearth, rear double glazed French doors to conservatory, door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM: Abt 11 ft 10 x 10 ft 1 (max) (3.61 x 3.07m max)

Units fitted at eye and base level, worktops and tile splashbacks, inset dresser unit, inset washing bowl, inset Neff gas hob, inbuilt oven, recess for fridge freezer, space for washing machine, fitted drop down breakfast table, rear aspect double glazed window and double glazed door out to conservatory.



CONSERVATORY: Abt 11 ft 3 x 7 ft 9 (3.44 x 2.35m)

Double glazed windows and door out to garden, laminate floor, skylight window.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Door to shelved store cupboard, trap door to loft.

BEDROOM 1: (front) Abt. 14 ft x 10 ft 9 max (4.27m x 3.28m max)

Double glazed window to front aspect, radiator, twin double doors to wardrobe cupboards with hanging and double shelving over, additional wardrobe cupboard with hanging rail and shelf over.



BEDROOM 2: (rear) Abt. 10 ft 4 x 10 ft 3 (3.16m x 3.12m)

Double glazed window to rear aspect, radiator, sliding doors to wardrobe cupboards with hanging rail and shelving over, door to airing cupboard housing hot water cylinder with slatted shelving over.



BEDROOM 3: (front) Abt. 10 ft 7 x 9 ft 10 max (3.23m x 3m max)

Double glazed window to front aspect, radiator, overstair shelf.

**BATHROOM:**

Walk in shower with screen, tiled walls, wash hand basin with cabinet under, frosted double glazed window, radiator.

SEPARATE CLOAKROOM:

Frosted double glazed window, WC, radiator.



OUTSIDE:

FRONT GARDEN

Formal paved front garden.

SIDE PASSAGE

Covered passageway shared with neighbouring house to the left leading to gate to

REAR GARDEN

Paved to immediate rear of house, outside tap, main area grassed with cobbled borders, rear pergola and patio area.



BRICK BUILT STORE SHED: (rear) Abt. 8ft x 6 ft (2.46m x 1.84m)

Window to garden side, shelving, striplight, pitched roof.



COUNCIL TAX BAND: E (London Borough of Richmond Upon Thames)

ENERGY RATING BAND: C

REF 2492

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.

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.



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