

£1,400,000 : FREEHOLD

ARLINGTON ROAD, PETERSHAM, RICHMOND UPON THAMES, TW10 7BX



AN ELEGANT 5 BEDROOM 2 BATHROOM 1930s SEMI DETACHED HOUSE in a prestigious road with a loft extension and further options to remodel and extend.

Forecourt off street parking.

Lovely rear family garden with patio areas front and rear, lawn, crab apple and flowering cherry trees, greenhouse and garden shed.

Front reception with bow window : Double doors to rear reception with flame effect fire & patio doors to garden. Bright kitchen/breakfast room with fitted units, peninsular servery and all Bosch integral appliances.

Ground floor shower room : Useful garage/utility space.

3 double bedrooms and generous 4th room over 10 ft x 8 ft to the 1st floor, all with fitted wardrobe cupboards. 1st floor bathroom and separate cloakroom.

Spacious 2nd floor bedroom with horizon views towards Pembroke Lodge and Richmond Park.

Located near to Ofsted 'Outstanding' Grey Court School, the Russell School and the German School. Arlington Road is also within nearby reach of Ham House (NT) Ham Polo Club, Richmond Golf Club, Ham Ferry, Richmond Park and Thames towpath walks to Kingston or Richmond and on to Kew.

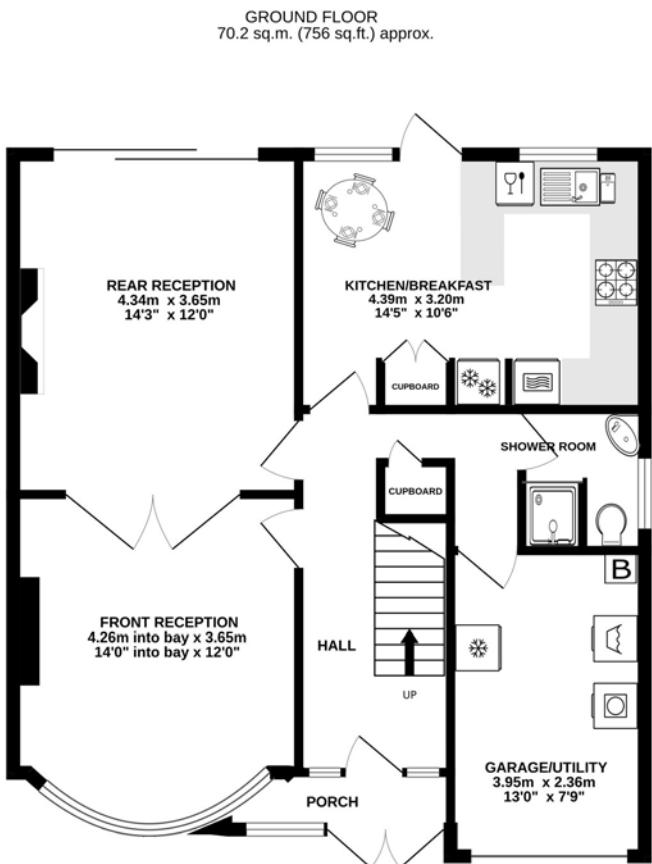
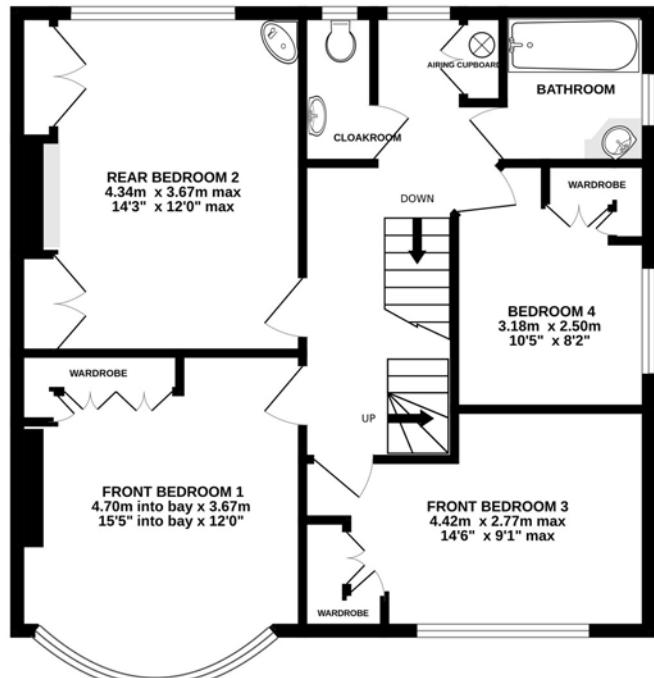


Tel: 020 8549 5099

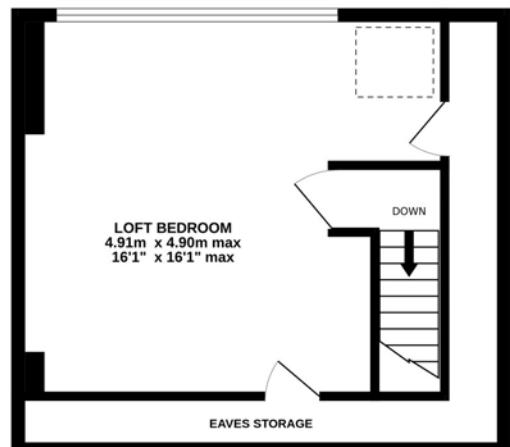


www.mervynsmith.com

1ST FLOOR
65.7 sq.m. (708 sq.ft.) approx.



2ND FLOOR
34.7 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 170.6 sq.m. (1837 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 guarantees as to their operability or efficiency can be given.

Made with Metropix ©2023

ENTRANCE PORCH:

Double glazed double entrance doors and windows to front and side, quarry tiled floor, bulkhead light. Elizabethan style entrance door into ..

ENTRANCE HALL:

Leaded style frosted windows to each side of entrance door, herringbone style wood laminate floor, right turn to far end of the hall with coatrack, door to understair store cupboards and lobby access through shower room and garage/utility.

FRONT RECEPTION: Abt. 14 ft into bay x 12 ft (4.26m into bay x 3.65m)

Double glazed leaded style bow window to front with contoured radiator, cornice, double doors to rear reception.



REAR RECEPTION: Abt. 14 ft 3 x 12 ft (4.34m x 3.65m)

Flame effect gas fire inset in chimney breast, fitted cabinets to each side, cornice, radiator, double glazed sliding doors to patio and garden.



KITCHEN/BREAKFAST ROOM: Abt. 14 ft 5 x 10 ft 6 (4.39m x 3.20m)

Tiled flooring, double glazed windows to garden aspect and double glazed door to patio terrace, fitted units at eye and base level with Corian worksurfaces and upstands, corner carousel fitting, wide pan drawers, inset double bowl sink unit, inbuilt eye level Bosch oven and separate grill over, inset Bosch gas hob, integral Bosch dishwasher, space for fridge/freezer, double doors to pantry/store cupboard, peninsula servery unit, space for dining table and chairs.



GARAGE/UTILITY: Abt. 13 ft x 7 ft 9 (3.95m x 2.36m)

Spaces and plumbing for washing machine and tumble dryer, space for freezer, wall mounted Worcester Greenstar boiler, up and over garage door to front.

SHOWER ROOM:

Tiled shower enclosure with glass door, tiled floor, part tiled walls, wash hand basin, WC, radiator, double glazed frosted windows to side.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING:

Balustrade, rear double glazed window overlooking garden, radiator, double doors to airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE: Abt. 15 ft 5 into bay x 12 ft (4.70m into bay x 3.67m)

Double glazed leaded style bow window to front with contoured radiator, picture rail, cornice, fitted wardrobes.



BEDROOM TWO: Abt. 14 ft 3 x 12 ft max (4.34m x 3.67m max)

Double glazed windows to rear aspect, twin double doors to inbuilt wardrobe cupboards, dresser shelf and cabinet between, cornice, radiator, wash hand basin with tile splashback to corner.



BEDROOM THREE: Abt. 14 ft 6 x 9 ft 1 max (4.42m x 2.77m max)

Double glazed leaded style front window, radiator, fitted wardrobe cupboards.



BEDROOM FOUR: Abt. 10 ft 5 x 8 ft 2 (3.18m x 2.50m)

Double glazed side window, radiator, fitted wardrobe cupboards.



BATHROOM:

Panel enclosed bath with shower and screen over, wash hand basin on vanity shelf with cabinet under, double glazed frosted window, heated towel rail, tiled walls.

SEPARATE CLOAKROOM:

WC, wash hand basin, double glazed window, radiator.



STAIRCASE FROM 1st FLOOR LANDING TO 2nd FLOOR:

LOFT BEDROOM 5: Abt. 16 ft 1 x 16 ft 1 max (4.91m x 4.90m max)

Entrance door off the stairs, rear double glazed window with horizon view towards Pembroke Lodge and Richmond Park, doors to eaves storage space.



OUTSIDE:

FRONTAGE:

Brick block forecourt off street parking with established borders. Side gate to

SIDE PASSAGE:

Round to

REAR GARDEN:

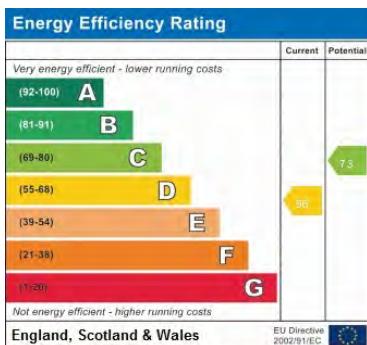
Patio terrace off the kitchen/breakfast room with brick planter surround, main area lawned with borders, crab apple and flowering cherry trees, rear patio area with trellis screen, garden shed and greenhouse.





COUNCIL TAX BAND —Band G (London Borough of Richmond Upon Thames)

ENERGY RATING BAND —Band D



REF: 2498

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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU**

TEL: 020 8549 5099

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com