

NORTH KINGSTON/ RICHMOND BORDER

£660,000 * FREEHOLD

**MERVYN
SMITH**
estate agents and valuers

LATCHMERE CLOSE, RICHMOND, SURREY, TW10 5HQ



A **THREE BEDROOM SEMI DETACHED HOUSE** with OFF STREET PARKING & ADDED CONSERVATORY.

Located in a tranquil cul-de-sac with pedestrian access out to Tudor Drive with its Post Office, Library, shops and bus services. The other end of the Close leads out into leafy Church Road only about 500m from Ham Gate into Richmond Park.

Further potential to extend (stpc). The area to the side of the house is approx. 2.75m wide. The similar house 2 doors along has planning permission granted in 2021 for a side extension and to demolish the conservatory and build a new wider rear extension. These works are currently in progress.

Secluded rear garden with lawn, patio and shed.

Front lounge over 17 ft wide : Generous rear kitchen/breakfast room over 12 ft x 11 ft.

Contemporary style family bathroom plus additional 1st floor cloakroom.

2 double bedrooms plus good sized 3rd bedroom over 11 ft x 6ft.

Double glazing and gas central heating system.

OFFERED WITH THE ADVANTAGE OF **NO ONWARD CHAIN!**

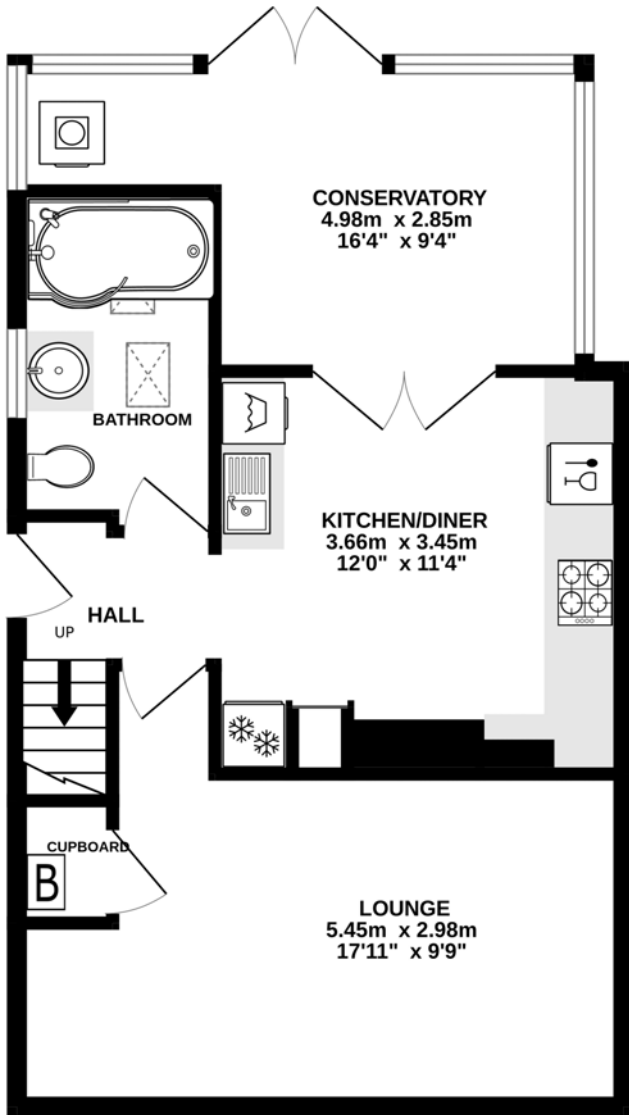


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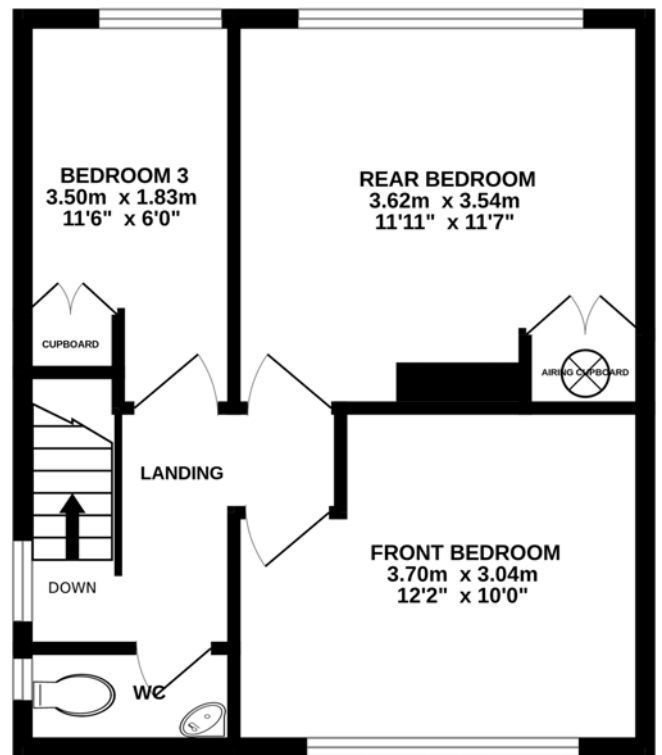


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GROUND FLOOR
49.4 sq.m. (532 sq.ft.) approx.



1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (921 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: (to side)

With double glazed front door leading through to....

HALL:

Coving, radiator.

LOUNGE: Abt. 17 ft 11 x 9 ft 9 (5.45m x 2.98m)

Double glazed window to front aspect, radiator, door to understair storage/boiler cupboard.



KITCHEN/BREAKFAST ROOM: Abt. 12 ft x 11 ft 4 (3.66m x 3.45m)

Units at eye and base level, worktops and splashbacks, inset stainless steel sink unit, inset gas hob, inbuilt oven, spaces for fridge freezer, dishwasher and washing machine, tiled floor, coving, French doors door out to conservatory.



CONSERVATORY: Abt. 16ft 4 max x 9 ft 4 max (4.98m max x 2.85m max)

Wood effect floor, wall mounted electric radiator, double glazed windows and French doors out to garden.



BATHROOM:

Frosted double glazed window to side and velux skylight over, mainly tiled walls, tile floor, shower bath with shower screen, wash hand basin on stand, WC, radiator.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Trap door to loft space, double glazed side aspect window, balustrade, radiator.

CLOAKROOM:

WC, vanity wash hand basin, laminate floor, part tiled walls, coving, double glazed frosted window.

FRONT BEDROOM: Abt. 12 ft 2 x 10 ft max (3.70m x 3.50m max)

Double glazed window to front aspect, radiator, coving.



REAR BEDROOM : Abt. 11 ft 11 x 11 t 6 max (3.62m x 3.50m max)

Double glazed window to rear aspect, coving, radiator, double doors to airing cupboard housing hot water cylinder.



BEDROOM THREE (REAR): Abt. 11 ft 6 max x 6 ft (3.50m max x 1.83m)

Double glazed window to rear aspect, coving, radiator, door to over stair cupboard.



OUTSIDE:

FRONT: Brickblock off street parking to left, grassed area to front of house with borders. .

SIDE : Wall and arch over a side gate through to paved side area. Outside tap.

REAR GARDEN: Abt 27 ft 3 square (8.3m square)

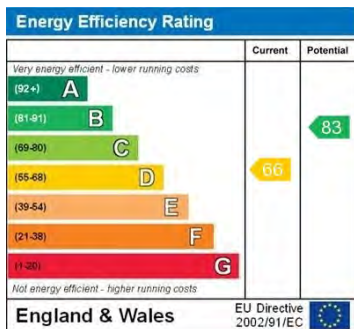
Patio areas, lawn, garden shed, rear conifer screen.





COUNCIL TAX BAND: C (Royal Borough of Kingston Upon Thames) Please note that the postal address of this property is listed as Richmond but it is situated within Kingston Borough.

ENERGY EFFICIENCY BAND: D



REF: 2526

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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