

PETERSHAM



£ 895,000 : FREEHOLD

MEADLANDS DRIVE, PETERSHAM, RICHMOND UPON THAMES, TW10 7EE



A DISTINCTIVE 3 BEDROOM 2 BATHROOM 2 RECEPTION END HOUSE over 1300 sq ft enjoying a favoured location opposite Ham Copse.

Close to the German School, the Russell School and Ofsted 'Outstanding' Grey Court School.

Extended ground floor and further potential (stpc) : *OFFERED WITH NO ONWARD CHAIN!*

Elegant 20ft double aspect main reception room with feature fireplace. Second reception over 11ft x 10ft. Bright and roomy extended kitchen over 22 ft with Bosch oven and separate grill and 5 burner Neff gas hob. Double glazed French doors to the garden off both the kitchen and 2nd reception. Super master bedroom overlooking the Copse with fitted wardrobes and ensuite shower room. Ground floor WC and 1st floor family bathroom with a shower bath. Added double glazed front porch.

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

Beautifully presented South Easterly facing rear garden : 15ft workshop with power and light.

The protected open spaces of Ham Copse opposite the house lead through to Ham Polo Club, Ham House (NT), the river ferry and Thames towpath walks to either Richmond or Kingston Bridge. This sought after address enjoys a choice of nearby buses to central Richmond and Kingston, and access through Petersham Village into Richmond Park.



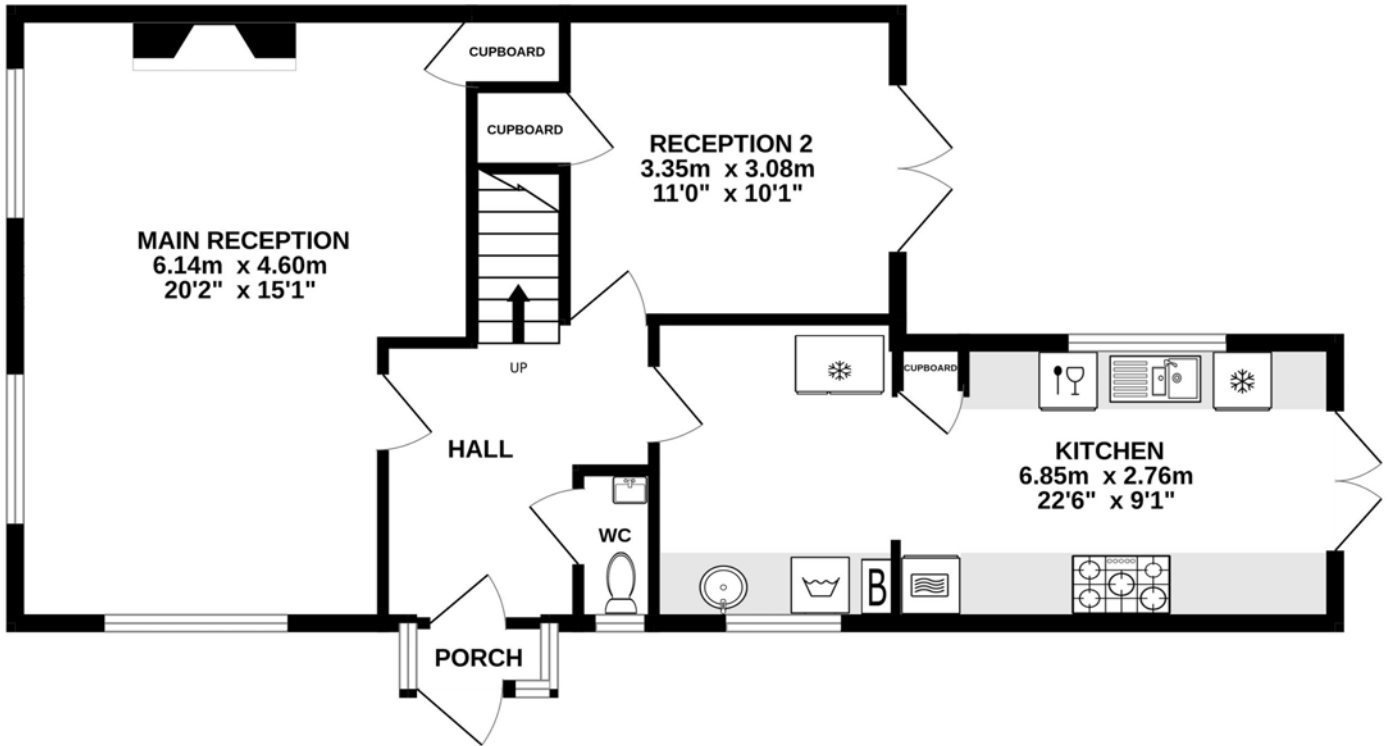
Tel: 020 8549 5099



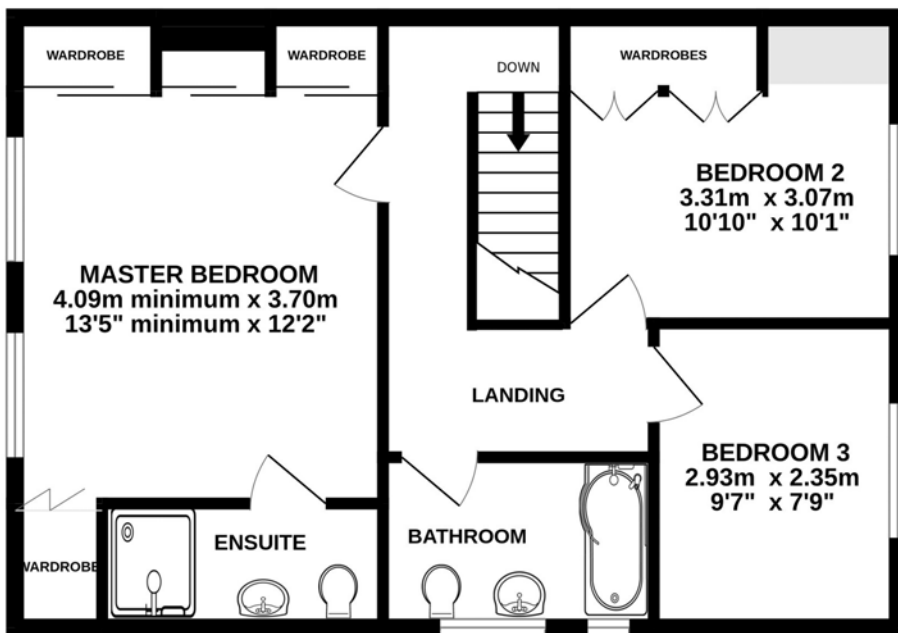
www.mervynsmith.com

FLOORPLANS

GROUND FLOOR
67.1 sq.m. (722 sq.ft.) approx.



1ST FLOOR
54.0 sq.m. (581 sq.ft.) approx.

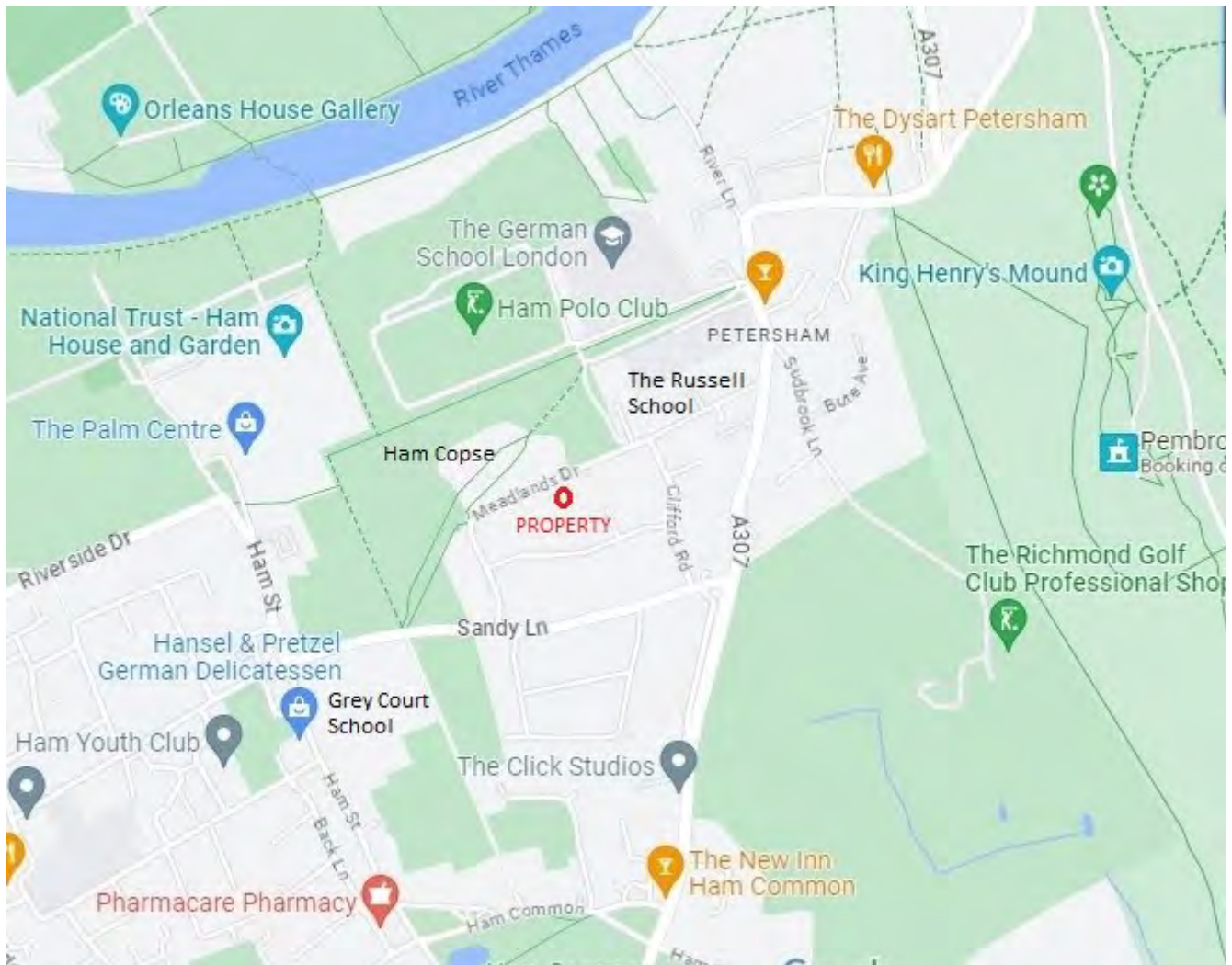


TOTAL FLOOR AREA : 121.1 sq.m. (1303 sq.ft.) approx.

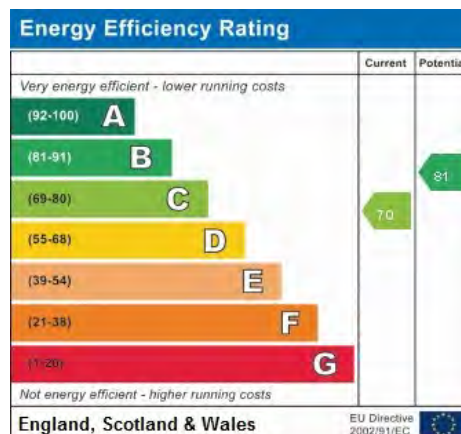
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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To View a 360 video tour of the house please visit <https://my.matterport.com/show/?m=LYQS7AFpUy9>

Location map centred on the property



ENERGY RATING GRAPH : BAND C



DOUBLE GLAZED ENTRANCE PORCH:

Double glazed door and windows to front and each side, tile floor,. Entrance door into ..

HALL:

Engineered wood floor, radiator, spotlights, door to ..

CLOAKROOM:

Tiled floor and walls, WC, wash hand basin, frosted double glazed window.

DOUBLE ASPECT MAIN RECEPTION ROOM Abt. 21 ft 4 max x 14 ft 3 max (6.50m max x 4.34m max)

Double glazed window to front garden and 2 double glazed windows towards the Copse, two radiators, engineered wood floor, flame effect fire in fireplace with slate hearth and marbled mantelpiece, fitted shelving to each side, spotlights, door to understair shelved cupboard.



RECEPTION TWO ; Abt. 11ft x 10 ft 1 (3.35m x 3.08m)

Double glazed window to rear, engineered wood floor, coving, radiator, door to understair meter/store cupboard in addition to room dimensions. double glazed French doors to patio and garden.



KITCHEN: Abt 22 ft 6 x 9 ft 1 minimum (6.85m x 2.76m minimum)

Tiled floor, radiator, utility area with worksurface, splashback and inset bowl, cabinets and space for washing machine under, space for American style fridge, wall mounted Worcester Greenstar condensing combi boiler and double glazed window to front. Main kitchen area with fitted units at eye and base level with worktop and tiled splashbacks, inset one and a half bowl sink unit, space for dishwasher, inbuilt Bosch oven and separate grille, inset 5 burner Neff gas hob and fitted Neff hood over, double glazed French doors to the garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Trap to loft, balustrade, radiator.

MASTER BEDROOM: Abt. 13 ft 5 minimum x 12 ft 2 (4.09m minimum x 3.70m)

Two double glazed window towards the Copse, sliding mirrored doors to inbuilt wardrobe cupboards, bifold door to additional deep wardrobe cupboard with hanging and shelving, wood laminate flooring, door to en suite shower room.



ENSUITE SHOWER ROOM:

Sliding door to tiled shower enclosure, pedestal wash hand basin, WC, part tiled walls, heated towel rail.



BEDROOM TWO: Abt. 10 ft 10 x 10 ft 1 (3.31m x 3.07m)

Double glazed window to garden aspect, wood laminate flooring, radiator, twin double doors to inbuilt wardrobe cupboards with hanging and shelving, store cupboard s over, fitted desktop and shelving.



BEDROOM THREE: Abt. 9 ft 7 x 7 ft 9 (2.93m x 2.35m)
Double glazed window to garden aspect, wood laminate flooring, radiator.



FAMILY BATHROOM:

Mainly tiled walls, panel enclosed shower bath with screen and shower over, pedestal wash hand basin, WC, two double glazed frosted windows, heated towel rail.



OUTSIDE:

FRONT AND SIDE GARDEN:

Formal front and side garden with wrought iron gate, planted areas and outside tap. Wrought iron gate to ...

REAR GARDEN:

Landscaped garden with centre grassed circle and perimeter path, planted areas, side return patio area with covered pergola over, rear covered storage area, rear composting area with water butt.

WORKSHOP/STORE: Abt. 9 ft 7 x 7 ft 9 (4.72m x 2.20m)

Built of blockwork with timber roof, striplights, power supply and sockets, workbench with space for appliance sunder, fitted shelves, window to garden.





ENERGY EFFICIENCY RATING : BAND C

COUNCIL TAX BAND : E

REF 2527

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