

PETERSHAM

£ 699,950 : FREEHOLD

**MERVYN
SMITH**
estate agents and valuers

BUCKINGHAM ROAD, RICHMOND UPON THAMES, TW10 7EH



A 3 BEDROOM END OF TERRACE HOUSE OVER 890 sq ft in a sought after location on a generous plot with REAR GARDEN OVER 100ft.

Offered with **VACANT POSSESSION** and **NO ONWARD CHAIN.**

This property is a RENOVATION PROJECT with POTENTIAL TO EXTEND (stpc) - the adjoining house has been extended to both the rear and the loft.

Double aspect lounge/dining room over 21 ft with feature fireplace.

Bright kitchen/breakfast room.

2 double bedrooms and generous third single room.

Gas central heating system : Double glazing : Cavity wall insulation.

Located near Ofsted 'Outstanding' rated Grey Court School, the German School and the Russell School.

Nearby buses into central Richmond and Kingston.

Close to the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath, ferry and Ham House. The house is also within reach of nearby Richmond Golf Club and Richmond Park via Petersham Gate.

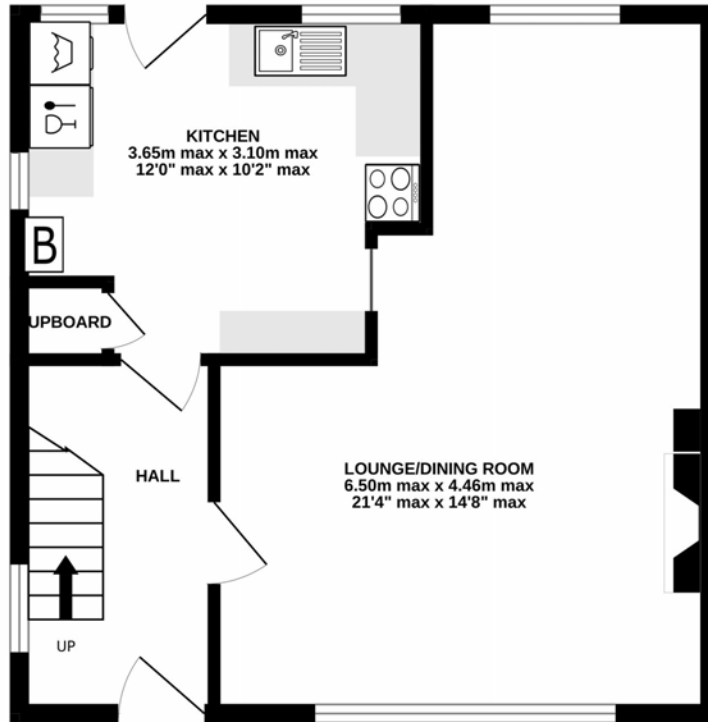


Tel: 020 8549 5099

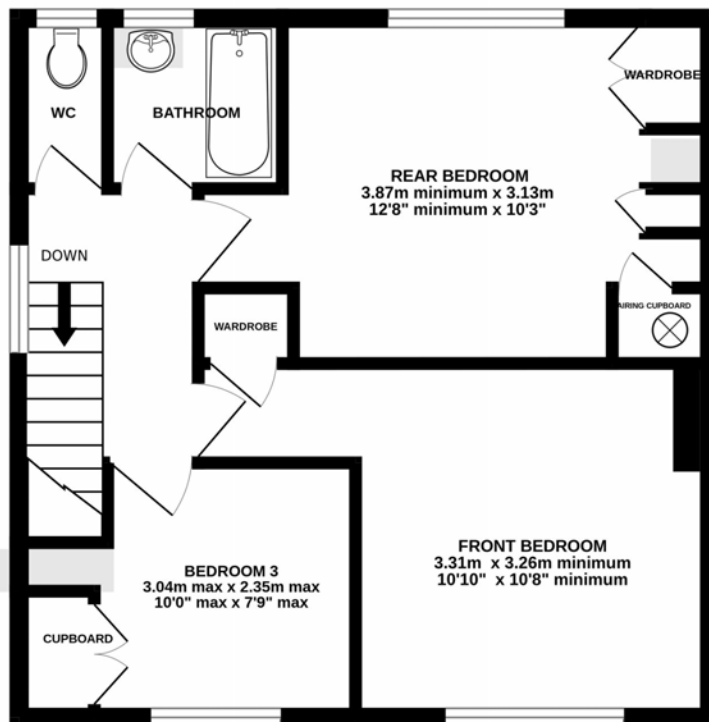


www.mervynsmith.com

GROUND FLOOR
41.3 sq.m. (444 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (892 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.
Made with Metropix ©2023

ENTRANCE PORCH:

Elizabethan style entrance door to

ENTRANCE HALL:

Double glazed frosted side window, radiator, understair storage space, door to ...

DOUBLE ASPECT LOUNGE/DINING ROOM Abt. 21 ft 4x 14 ft 8 max (6.50 m x 4.46m max)

Double glazed windows to front and rear, two radiators, flame effect gas fire (not tested) in feature fireplace surround, hatch to kitchen.



KITCHEN: Abt 12 ft x 10 ft 4(max) (3.67 x 3.14m max)

Units fitted at eye and base level, worktops and tile splashbacks, door to inbuilt pantry cupboard, inset sink unit, spaces for cooker, washing machine, fridge and dishwasher, wall mounted boiler, rear aspect double glazed windows and frosted double glazed side window, part glazed rear access door to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, trap door to loft, double glazed window to side.

FRONT BEDROOM: Abt. 10 ft x 10 ft 8 minimum (3.31m x 3.26m minimum)

Double glazed window to front aspect, radiator, door to inbuilt cupboard.



REAR BEDROOM: (rear) Abt. 12 ft 8 x 10 ft 3 minimum (3.87m x 3.13m minimum)

Double glazed window to rear aspect, radiator, fitted wardrobe cupboards, door to airing cupboard housing hot war cylinder.



BEDROOM 3: (front) Abt. 10 ft 8 x 9 ft 10 max (3.26m x 3m max)

Double glazed window to front aspect, radiator, inbuilt cupboards.



BATHROOM:

Panel enclosed bath, wash hand basin, frosted double glazed window.



SEPARATE CLOAKROOM:

Frosted double glazed window, WC.

OUTSIDE:

FRONT GARDEN

Mainly grassed with borders.

SIDE

Gate to private side access passage.

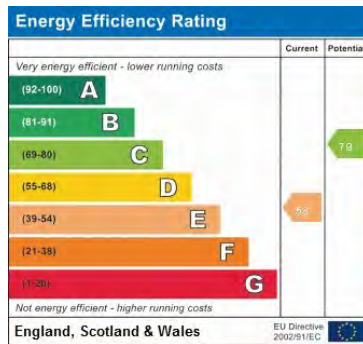
REAR GARDEN Abt 108 ft (abt 33 metres)

Outside tap, mainly grassed.



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

ENERGY RATING: BAND E



REF 2552

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