



66 Kingfisher Drive, Richmond
£469,950



66 Kingfisher Drive

Richmond, Richmond

- END TERRACE 2 DOUBLE BEDROOM DUPLEX MAISONETTE with GARAGE attractively situated to the cul de sac end of a leafy road. Parking bays to front. NO CHAIN!
- Own private entrance on the ground floor, double aspect living space on the 1st floor, and a top floor with 2 bedrooms, bathroom and a useful storage loft above.
- Fitted kitchen units and integral fridge, freezer, oven and induction hob : Inbuilt wardrobe cupboards to both bedrooms
- Double glazing and gas central heating system with a condensing Worcester Greenstar boiler and HIVE controls.
- The GARAGE is in a a battery to the right hand side of the terrace.
- Lovely location moments from the open spaces of Ham Riverside Lands and the path to Teddington Lock. Conveniently near buses and shops including Tesco Express, Post Office, Pharmacy, & Swiss bakery.

Close to Meadlands School and nearby nurseries and within reach of Grey Court School.

COUNCIL TAX: BAND D (RICHMOND UPON THAMES)

LEASE: 125 years from 24th October 2001

LOUNGE

Double glazed square bay window to front aspect with bench seat, radiator, varnished floorboards, open through to rear dining area.

DINING ROOM

Double glazed window to rear aspect, space for dining table, varnished floorboards, radiator, arch through to kitchen.

KITCHEN

Double glazed window to rear aspect, units fitted at eye and base level, worktops, white brick tiled splashbacks, inset sink unit, inset induction hob, inbuilt oven below, integral fridge and freezer, spaces for dishwasher and washing machine, tile floor.

FRONT BEDROOM

17' 3" x 10' 11" (5.25m x 3.33m)

Double glazed room width windows to front aspect, radiator, comer shelf, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).

REAR BEDROOM

10' 8" x 10' 6" (3.24m x 3.20m)

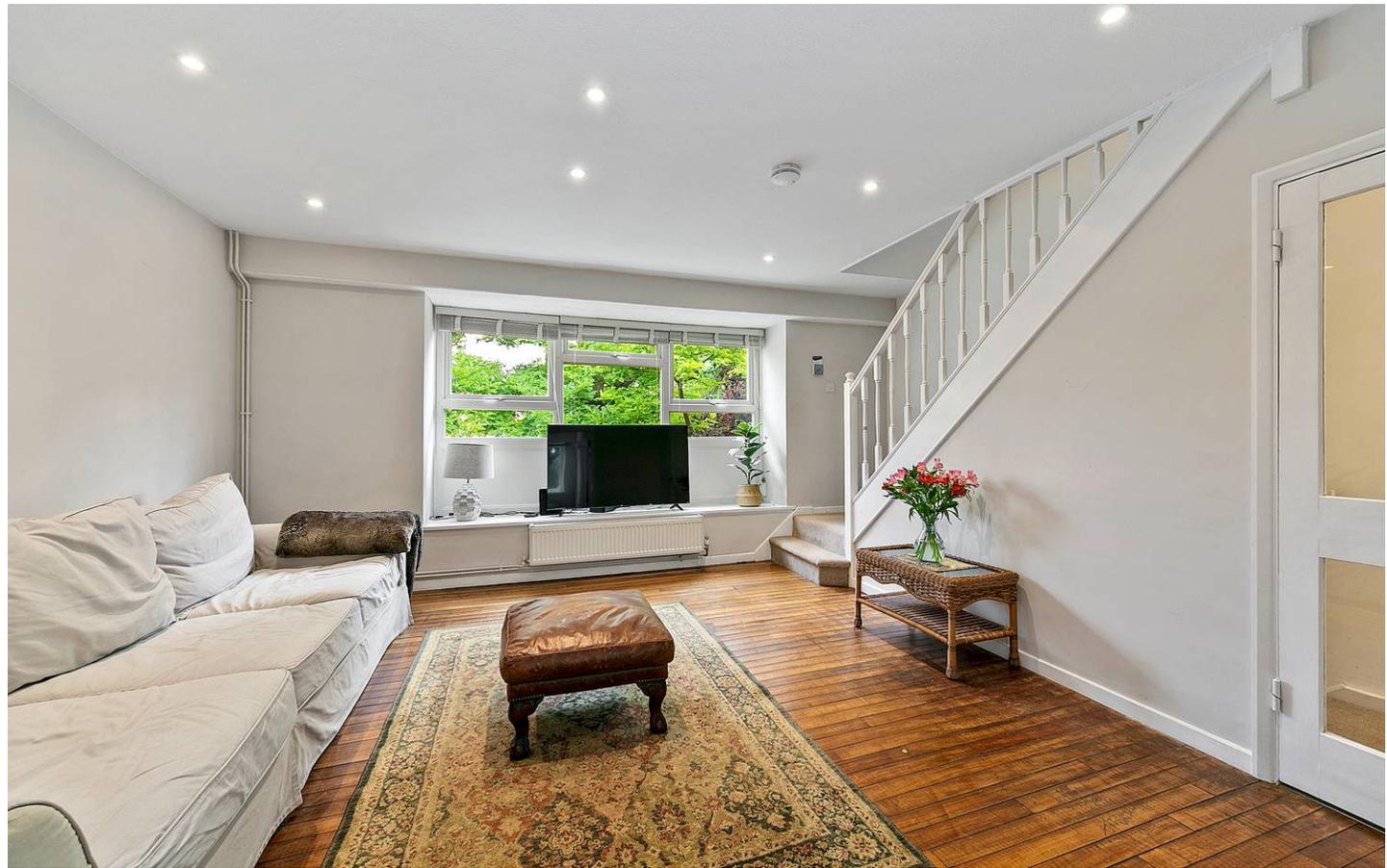
Double glazed window to rear aspect, radiator, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).

BATHROOM

Wall and floor tiling, panel enclosed bath with shower screen, rail and mixer over, wash hand basin WC, heated towel rail, space for washing machine, double glazed frosted window.

GARAGE

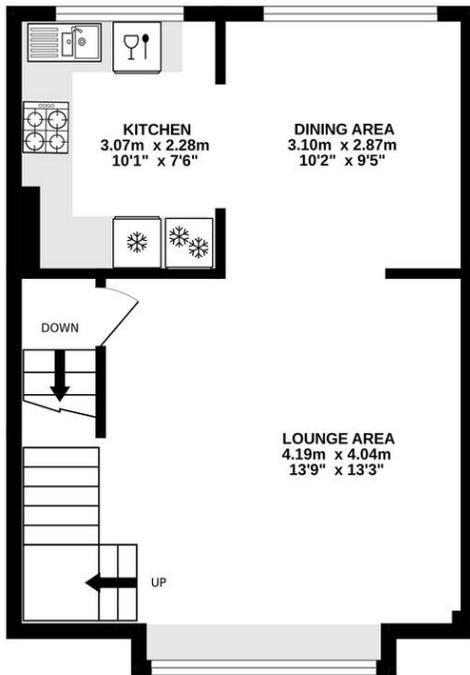
Garage in battery with vehicular access via hardstanding drive to the right hand side of the terrace. Upon entering the forecourt the garage is the right hand end one in the facing block. Up and over door.



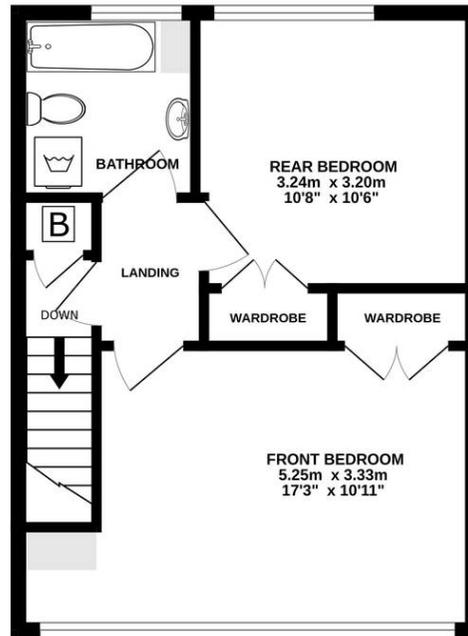
GARAGE

Single Garage

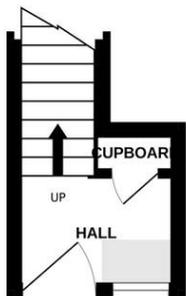
1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



2ND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



GROUND FLOOR
4.5 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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 ©2024





Mervyn Smith

Mervyn Smith & Co, 315 Richmond Road - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>