





Perryfield Way

Stunning remodelled and upgraded FOUR BEDROOM TWO BATHROOM townhouse, spanning over 120 sqm, offering three floors of bright and contemporary style living. Super rear views across playing fields and the Riverside Lands towards Richmond Hill. EPC RATING BAND C.

- Near sought after Grey Court School and the German School. Also close to a choice of nurseries and primaries.
- Ground floor with woodblock flooring to the welcoming entrance hall and super rear kitchen/diner/family room over 16 ft. Smart utility room/shower room plus separate cloakroom.
- Elegant wood flooring to the airy 1st floor lounge over 5m square and the rear bedroom over 5m across.
- Top (2nd) floor of two more double bedrooms and good sized single 4th bedroom four plus family bathroom.
- Off street parking on own driveway plus up and over door to bike garage/store.
- Longer than average rear garden for these properties with decking, lawn and planters.
- Moments from lots of recreational amenities including TYM Marina, horse paddocks, tennis courts, allotments, children's playground and Richmond And Kew FC facilities.

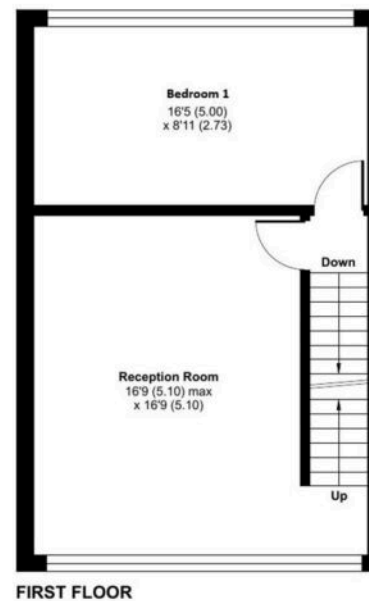
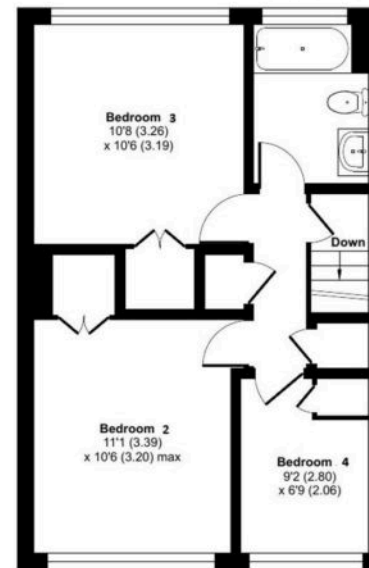
Perryfield Way, Richmond, TW10

Approximate Area = 1248 sq ft / 115.9 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale



Entrance hall

Entrance door, windows to front, woodblock flooring, radiator, double doors to understair store cupboard, doors to shower room and cloakroom.

Shower Room/Utility

Spaces for washing machine and separate tumble dryer with worktops over and sink between with monobloc tap and cabinet under, heated towel rail, doors to cupboard, wall mounted shelving and cupboard, walk in shower enclosure.

Ground Floor Cloakroom

Pocket door, WC and wash hand basin.

Kitchen/Diner/Family Room

16' 9" x 13' 11" (5.10m x 4.23m)

Woodblock flooring, kitchen units at eye and base level, sink on stand with cabinet and space for dishwasher under, inbuilt oven, inset hob, spaces for island and dining table, chairs and bench seating, two vertical radiators, pendant lighting, room width folding doors opening onto deck.



Stairs from hall to 1st floor landing with doors to front lounge and to rear bedroom.

Lounge

16' 9" x 16' 9" (5.10m x 5.10m)

Room width double glazed front windows, wood flooring, radiator.

Bedroom 1

16' 5" x 8' 11" (5.00m x 2.73m)

Double glazed windows to rear, wood flooring, radiator, sliding doors to wardrobes.



Stairs from lounge to 2nd floor landing.

Glazed side panels, door to inner landing with trap door to loft, door to store cupboard and door to eye level over stair store cupboard.

Bedroom 2

11' 1" x 10' 6" (3.39m x 3.20m)

Double glazed windows to front, door to inbuilt wardrobe cupboard in addition to room dimensions, radiator.

Bedroom 3

10' 8" x 10' 6" (3.26m x 3.19m)

Double glazed windows to lovely open rear views, double doors to inbuilt wardrobe cupboard in addition to room dimensions, radiator.

Bedroom 4

9' 2" x 6' 9" (2.80m x 2.06m)

Double glazed windows to front, door to inbuilt cupboard, radiator.

Bathroom

Tile panel enclosed bath, pedestal wash hand basin, WC, part tiled walls, heated towel rail, frosted double glazed window.



Garden 32.81 x 17.22 ft

Deck to rear of house, main area laid to lawn with borders and timber planters.

Bike Garage/Store 8' 11" x 7' 3" (2.72m x 2.20m)

Up an over door off the front driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICE CHARGE : Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is £540 from 26/3/2025 - 25/3/2026

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. We have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **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.

