

PETERSHAM

£2,690,000 : FREEHOLD

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PETERSHAM ROAD, PETERSHAM, RICHMOND UPON THAMES, TW10 7DA



AN ELEGANT 5 DOUBLE BEDROOM 3 BATHROOM 1930s DETACHED HOUSE

extended to the rear, loft and side with off street parking and a long and beautiful Westerly facing garden.

Stunning triple aspect kitchen/diner/family area with range cooker, island informal diner and fireplace with wood burner. Additional rear formal dining area with patio doors to the terrace and garden.

Separate utility room over 16 ft : Study Area : Front Lounge : Ground floor cloakroom off the wide hallway.

Spacious extended 1st floor with four well proportioned bedrooms, one with a range of fitted wardrobes and ensuite shower and a rear bedroom with French doors out to a substantial terrace enjoying open leafy views across the lovely garden. Family bathroom with both walk in shower and clawfoot bath. Front views across to Richmond Golf Club.

Bright 2nd floor master bedroom over 20 ft deep with Juliet balcony, roomy ensuite plus plentiful eaves storage space.

Patio terrace off the dining room with steps down to a sweeping lawn and secluded SUMMERHOUSE CHALET. Side return with garden shed.

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

Just along from the heart of Petersham Village with historic St Peters Church, the famous Petersham Nurseries restaurant and teahouse, and Petersham Park which opens out into Richmond Park.

Within nearby reach of Ham House (NT) Ham Polo Club, Richmond Golf Club, Petersham Meadows and riverside walks to Richmond and Kew or to Kingston and Hampton Court.

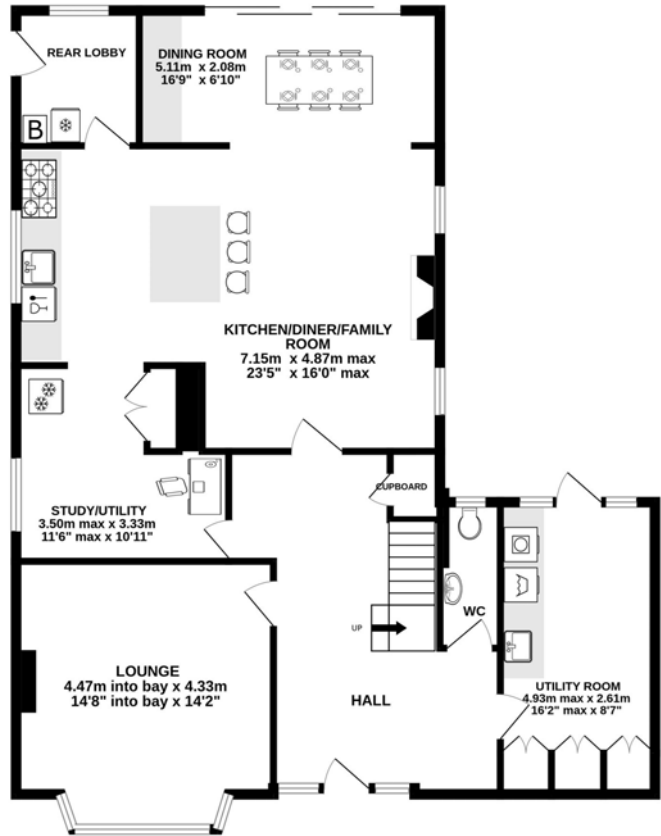


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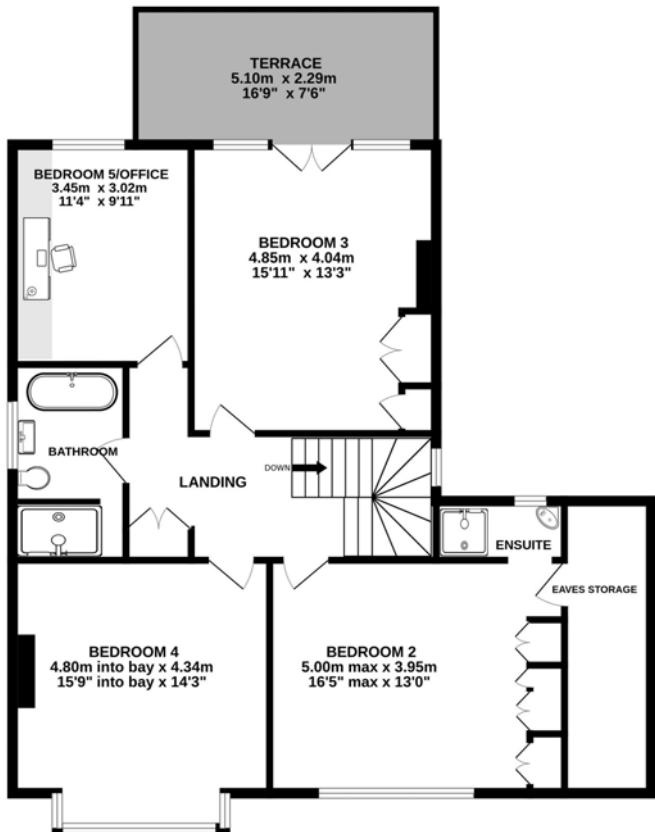


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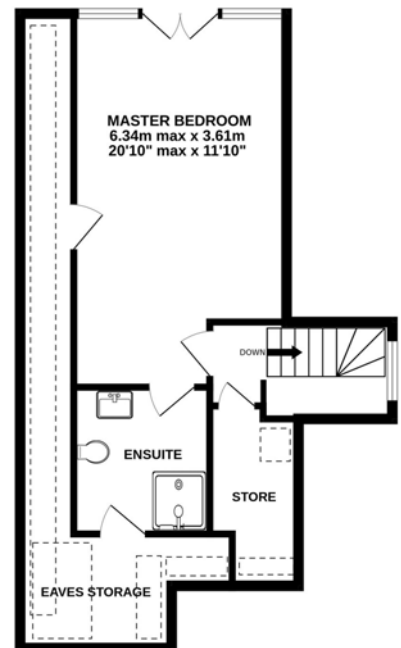
GROUND FLOOR
113.5 sq.m. (1221 sq.ft.) approx.



1ST FLOOR
98.0 sq.m. (1055 sq.ft.) approx.



2ND FLOOR
50.1 sq.m. (539 sq.ft.) approx.



TOTAL FLOOR AREA : 261.6 sq.m. (2816 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

ENTRANCE PORCH:

Tiled roof, side columns and quarry tile floor. Elizabethan style entrance door into ..

HALL:

Leaded style windows to each side of entrance door, varnished floorboards, cast iron style radiator, picture rail, door to understairs store cupboard, doors to cloakroom and utility room.



CLOAKROOM:

WC, wash hand basin, varnished floorboards, double glazed leaded style frosted window.

LOUNGE: Abt. 14 ft 8 into bay x 14 ft 2 (4.47m into bay x 4.33m)

Leaded style canted bay to front, varnished floorboards, radiator, fireplace aperture and hearth, picture rail



KITCHEN/DINER/FAMILY ROOM: Abt. 23 ft 5 x 16 ft max (7.15m x 4.87m max)

Wood flooring, central island unit/informal diner with space for stool under, and pendant lights over. Main kitchen area to left with range cooker, worktop, inset Belfast sink, dishwasher, spotlighting. double glazed side window. Family/reception area to right with two double glazed windows, wood burner in chimney breast with hearth, two radiators in decorative cabinets, cornice.





Wide arch to rear into...

DINING ROOM: Abt. 16 ft 9 x 6 ft 10 (5.11m x 2.08m)

Wood flooring, coving, fitted bookshelving and base level cabinets to left side, space for formal dining table and chairs with pendant lighting over, radiator, rear sliding doors out to patio and garden.



To opposite ends of the kitchen area are a central Study/Utility and an additional Rear Lobby.

STUDY/UTILITY: Abt. 11 ft 6 x 10 ft 11 max (3.50m x 3.33m max)

Space for fridge/freezer, space for desk, double doors to storage cupboard, double glazed side window, radiator, door back to the hall.

REAR LOBBY:

Space for additional fridge, wall mounted boiler, rear double glazed window, door out to side access passage.

UTILITY ROOM: (Off the Hall) Abt 16 ft 2 max x 8 ft 7 (4.93m max x 2.61m)

Floor to ceiling store cupboards and additional high level store lockers, worktop with inset sink, spaces for washing machine and tumble dryer, heated towel rail, two double glazed windows to rear and door to side return area, laminate floor.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, double doors to airing cupboard with hot water cylinder and slatted shelving.

FRONT RIGHT BEDROOM: Abt. 16 ft 5 max x 13 ft (5m max x 3.95m)

Leaded style secondary glazed windows to front aspect, mirrored doors to range of inbuilt wardrobe cupboards, radiator, door into eaves storage, door to

ENSUITE

Bifold doors to walk in shower, tiled walls and floor, corner basin with cabinet under, rear double glazed window.



FRONT LEFT BEDROOM: Abt. 15 ft 9 into bay x 14 ft 3 (4.80m max x 4.34m)

Leaded style rectangular bay to front aspect, radiator, cornice.



REAR RIGHT BEDROOM: Abt. 15 ft 1 x 13 ft 3 (4.85m x 4.04m)

Radiator, fitted wardrobe cupboards., cornice, double glazed windows and French doors out to the terrace.



TERRACE: Abt. 16 ft 9 x 7 ft 6 (5.10m x 2.29m)

Quarry tile floor and wrought iron railings with leafy views across the garden.



STAIRCASE FROM 1st FLOOR LANDING TO 2nd FLOOR:

Balustrade, casement window to side, door to STORE ROOM and door to

MASTER BEDROOM: Abt. 20 ft 10 max x 11 ft 10 (6.34m max x 3.61m)

Rear double glazed windows and French doors to Juliet balcony overlooking the garden, four velux windows, door to eaves storage, radiator, door to ensuite.



ENSUITE:

Walk in shower with glass screen wash hand basin on stand, heated towel rail/radiator, WC, velux window, rear door into eaves storage.



REAR LEFT BEDROOM/OFFICE: Abt. 11 ft 4 x 9 ft 11 (3.45m x 3.02m)

Double glazed rear window, radiator, fitted shelving, desktop and cabinets.



BATHROOM:

Clawfoot bath with shower mixer taps, trough sink with cabinet under, double glazed frosted window, heated towel rail, tiled floor, WC, walk in shower with glass screen.



OUTSIDE:

FRONTAGE:

Paved driveway and off street parking. Lawn with circular rosebush planter, hedge screening.



Side gate to wide **SIDE PASSAGE:** with outside tap round to ..

REAR GARDEN:

Two tiered patio terraces with steps down to the main lawned area. Borders and tree screening. Paved side return with garden shed.



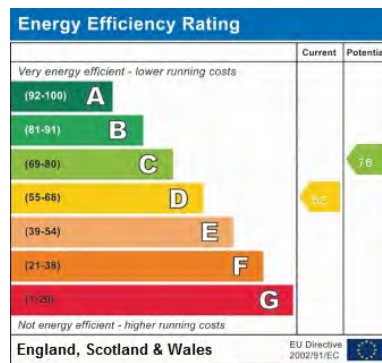


SUMMERHOUSE CHALET : Abt 12 ft 6 x 11 ft 6 (3.81m x 3.5m)





ENERGY RATING: BAND D



COUNCIL TAX BAND —Band G (London Borough of Richmond Upon Thames)

REF: 2564

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**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com