

# PETERSHAM



**£ 735,000 : FREEHOLD**

**BUCKINGHAM ROAD, RICHMOND UPON THAMES, TW10 7EH**



**A 3 BEDROOM HOUSE with lots of potential and an 80ft SOUTHWESTERLY FACING REAR GARDEN.**

***OPTIONS TO EXTEND TO LOFT AND REAR (stpc) - already built onto the neighbouring houses to each side.***

*Bright double aspect lounge/dining room over 21 ft with fireplace : Overall floor area over 900 sq ft.*

*Gas central heating system with a Worcester boiler : Double glazing.*

*Long rear garden with further potential for chalet or garden office.*

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

*Quietly set back from the road within reach of Richmond Park and Petersham Nurseries, and near the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath & ferry, and Ham House (NT).*

*Nearby choice of buses into central Richmond and Kingston.*

**020 8549 5099**

**[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)**

# Buckingham Road

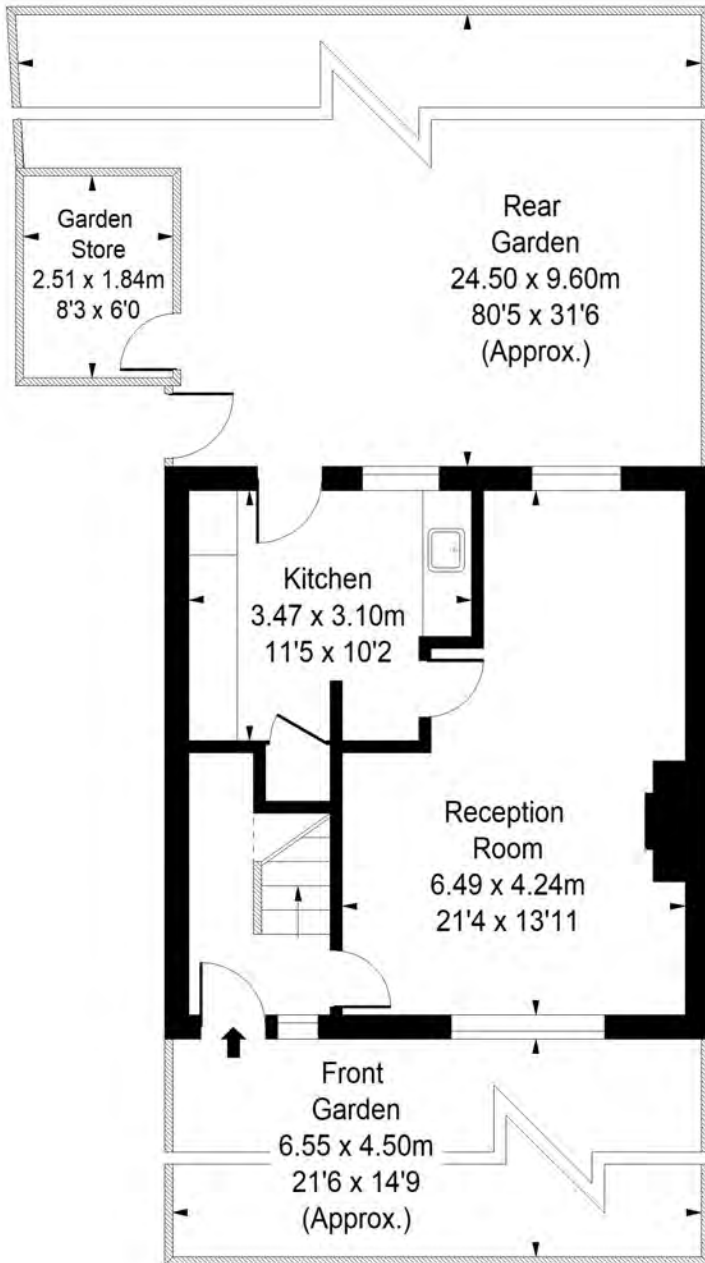
Approx. Gross Internal Area

85 Sq M 915 Sq Ft

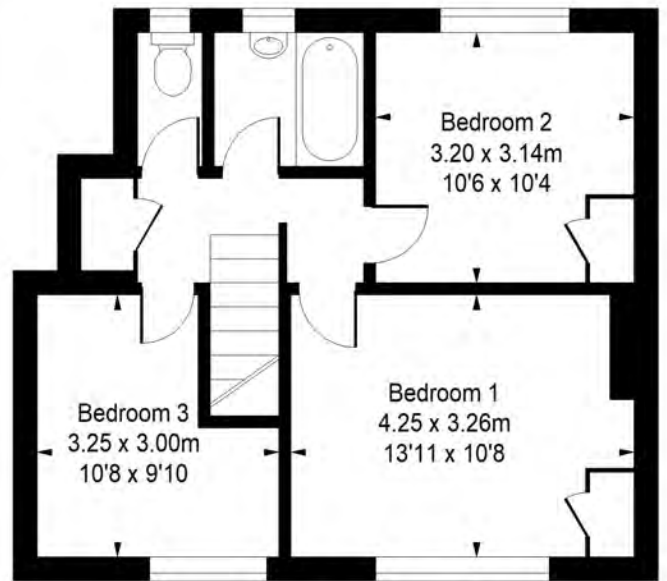
(Excluding Outbuildings)

Key :

----- = Reduced headroom below 1.5m/ 5'0



Ground Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. not to scale  
floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

**ENTRANCE HALL:**

Entrance door and frosted double glazed window to front, laminate floor, radiator, understair store space.

**DOUBLE ASPECT LOUNGE/DINING ROOM** Abt. 21 ft 4 x 13 ft 11 ( 6.49 m x 4.24m)

Double glazed windows to front and rear, laminate flooring, tiled fireplace surround.





**KITCHEN: Abt 11 ft 5 x 10 ft 2 (max) (3.47m x 3.10m)**

Units fitted at eye and base level, worktops and tile splashbacks, inbuilt dresser unit, inset sink, spaces for cooker, fridge/freezer, and slimline dishwasher, laminate flooring, wall mounted Worcester boiler, double glazed window and door to garden.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Door to cupboard, laminate flooring, trap to loft.

**BEDROOM 1: (front) Abt. 13 ft 11 x 10 ft 8 (4.25m x 3.26m)**

Double glazed window to front aspect, radiator, laminate flooring, door to wardrobe cupboard with hanging rail.



**BEDROOM 2: (rear) Abt. 10 ft 6 x 10 ft 4 (3.20m x 3.14m)**

Double glazed rear window, radiator, laminate flooring, inbuilt wardrobe cupboard.



**BEDROOM 3:** (front) Abt. 10 ft 8 max x 9 ft 10 (3.25 x 3m)

Double glazed front window, radiator, laminate flooring.



**BATHROOM:**

Panel enclosed bath, bifold screen and shower mixer over, part tiled walls, radiator, frosted double glazed window.

**SEPARATE CLOAKROOM:**

WC, frosted double glazed window.



**OUTSIDE:**

**FRONT GARDEN**

Mainly grassed.



**SIDE:** Passageway shared with house to left round to gate to

**REAR GARDEN** Abt. 80 ft 5 x 31 ft 6 (24.5m x 9.6m)

Paved patio to immediate rear of house, outside tap, main area grassed, door to

**GARDEN STORE:** Abt. 8 ft 3 x 6ft (2.51m x 1.84m)

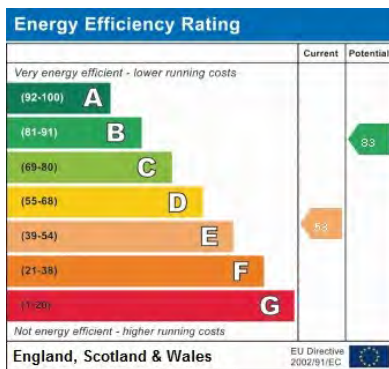
Brick built with window.





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

**ENERGY EFFICIENCY RATING:** BAND E



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.

**MERVYN  
SMITH**

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

**WEBSITE:** [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) **E-MAIL:** [sales@mervynsmith.com](mailto:sales@mervynsmith.com)