

**PETERSHAM**



**£ 799,950 : FREEHOLD**

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



**Well presented 3 BEDROOM HOUSE with a CONSERVATORY STYLE EXTENSION and a GROUND FLOOR CLOAKROOM.**

**Ready for a quick sale with NO ONWARD CHAIN !**

**Further potential - other similar houses in the terrace have loft conversions and/or larger rear extensions.**

**Lovely secluded rear garden with shed and brick built store.**

**Bright and roomy double aspect living space with elegant wood flooring and fireplace.  
Fitted kitchen with integral gas hob, oven, fridge, freezer and dishwasher.**

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

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

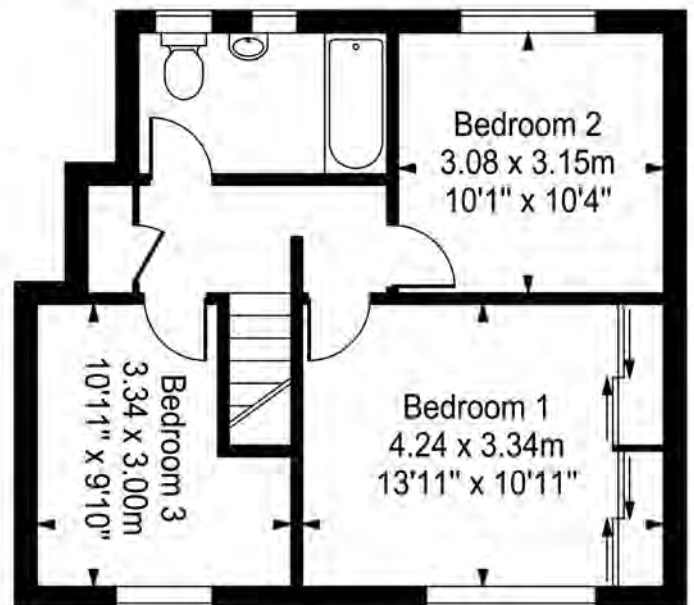
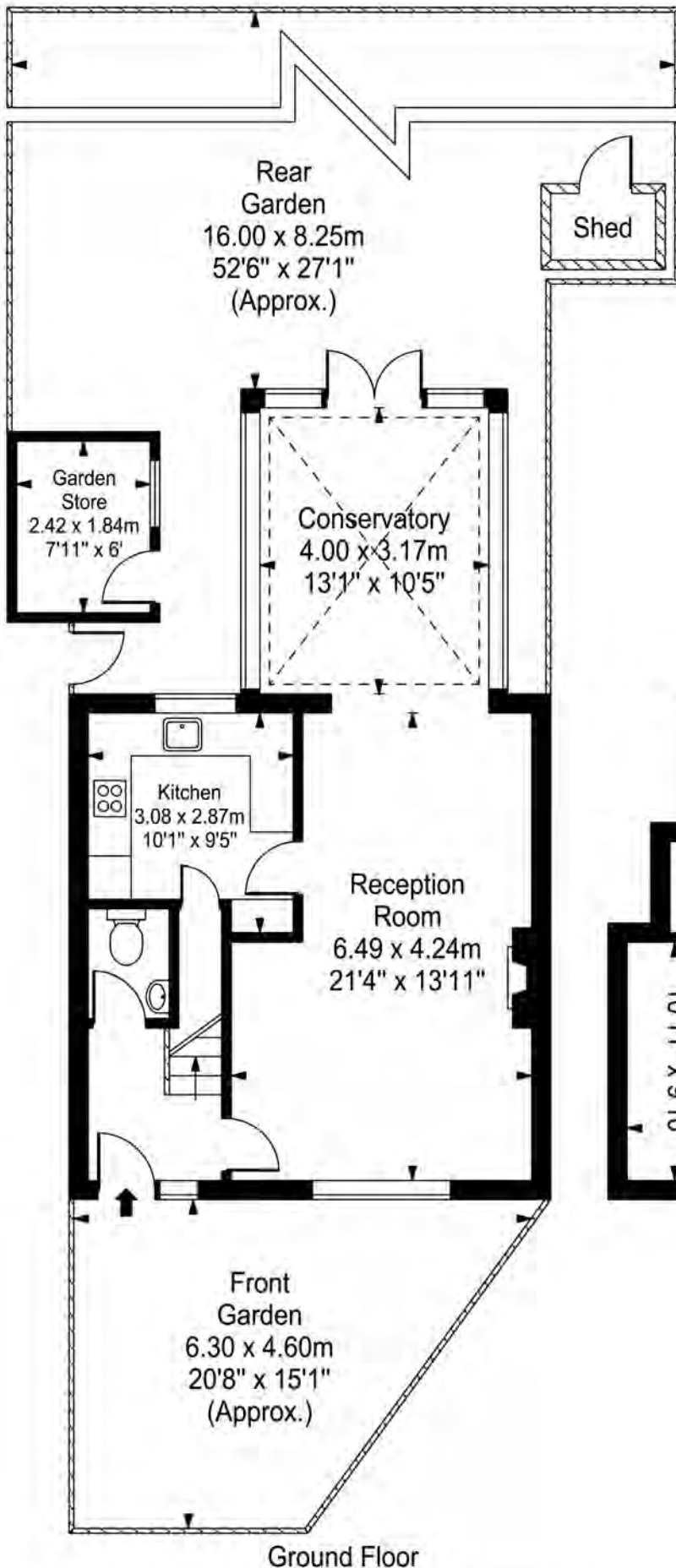
***Within reach of Richmond Park and Petersham Nurseries, and near the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath and ferry, and Ham House (NT).***

**020 8549 5099**

***www.mervynsmith.co.uk***

# Buckingham Road

Approx. Gross Internal Area  
100 Sq M - 1076 Sq Ft  
(Excluding Garden Store)



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:**

Part glazed door and double glazed front window, radiator, wood flooring, door to



**GROUND FLOOR CLOAKROOM:**

WC, wash hand basin, radiator, tile flooring.

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

Double glazed window to front, wood flooring, radiators, spotlighting, flame effect gas fire in fireplace surround with mantelpiece and hearth.







**CONSERVATORY EXTENSION Abt. 13 ft 1 x 10 ft 5 (4m x 3.17m)**

Double glazed windows to side and rear, wood flooring, radiators, double glazed French doors to garden.







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

Units fitted at eye and base level, worktops, inbuilt dresser style unit, door to store cupboard, inset sink, inbuilt oven, inset gas hob, integral dishwasher, integral fridge/freezer, space for washing machine. tile flooring, spot lighting, double glazed window to rear.





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

Door to shelved store cupboard with interior light, 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, sliding mirrored doors to inbuilt wall length wardrobes.



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

Double glazed rear window, radiator.





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

Double glazed front window, radiator.



**BATHROOM:**

Tile panel enclosed bath, shower and screen over, tiled walls and floor, wash hand basin, two frosted double glazed windows, WC, two heated towel rails.





**OUTSIDE:**

**FRONT GARDEN**

Formal paved front garden with borders and planted areas with lavender and rose bushes.

**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 to immediate rear with outside tap, steps up to main grassed area plus garden shed and decked seating area.

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

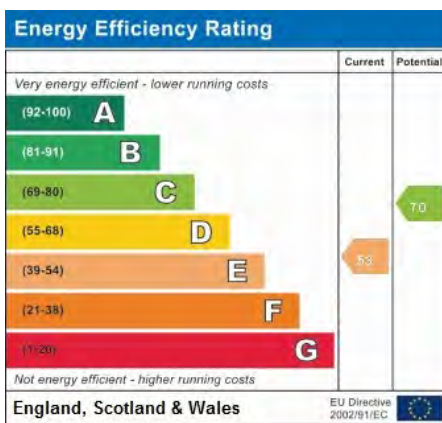






**COUNCIL TAX : BAND E** (London Borough of Richmond Upon Thames)

**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**

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