

PETERSHAM



£ 750,000 : FREEHOLD

BUCKINGHAM ROAD, RICHMOND UPON THAMES, TW10 7EH



A 3 BEDROOM HOUSE with lots of potential and a SOUTHEASTERLY GARDEN nearly 80 ft.

Offered with *VACANT POSSESSION* and *NO ONWARD CHAIN* !

OPTIONS TO EXTEND TO LOFT AND REAR (stpc) like others in the terrace.

*Bright double aspect lounge/dining room over 21 ft with flame effect fire in fireplace :
Three generous bedrooms, bathroom and separate WC. : Overall floor area nearly 950 sq ft.*

Gas central heating system : Double glazing.

Rear garden with both brick built and timber store sheds. 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).

020 8549 5099

www.mervynsmith.co.uk

Buckingham Road

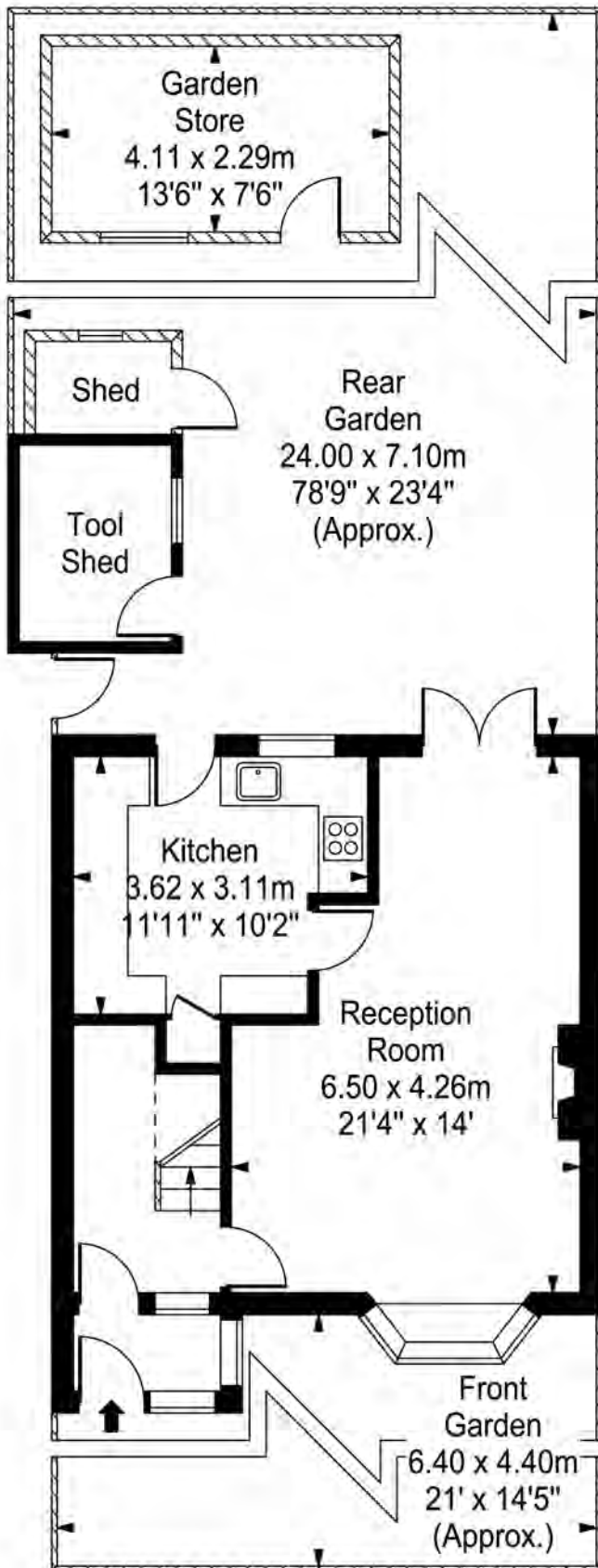
Approx. Gross Internal Area

88 Sq M - 947 Sq Ft

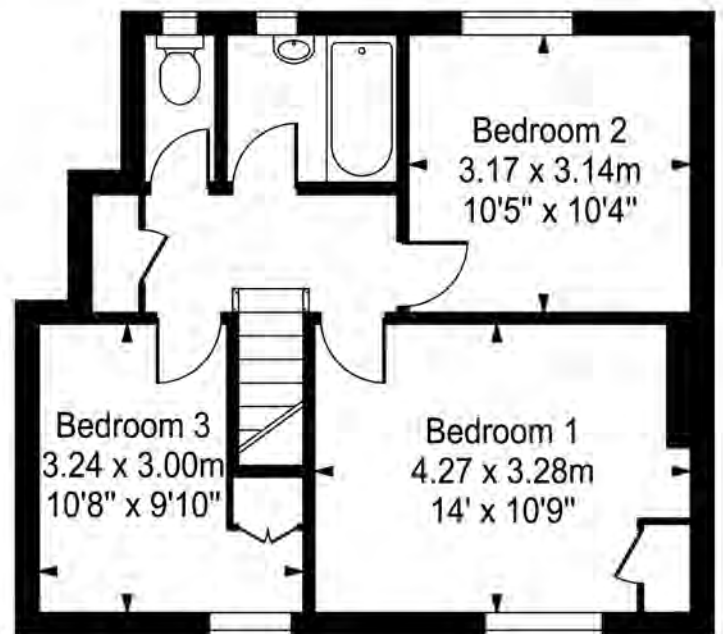
Tool Shed: 4 Sq M - 43 Sq Ft

Garden Store: 10 Sq M - 107 Sq Ft

Total: 102 Sq M - 1097 Sq Ft



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

ADDED ENTRANCE PORCH:

Carolina style front entrance door and double glazed windows to front and side. Further part glazed door into ...

HALL:

Frosted double glazed front window, laminate floor, radiator in decorative cabinet, understair store space.

DOUBLE ASPECT LOUNGE/DINING ROOM Abt. 21 ft 4 x 14 ft max (6.50 m x 4.26m max)

Double glazed bay window to front with bench seat and store lockers below, laminate flooring, two radiators, flame effect gas fire inset in fireplace surround with mantelpiece and marbled backpiece and hearth, rear double glazed French doors to garden.





KITCHEN: Abt 11 ft 11 x 10 ft 2 (max) (3.62m x 3.11m max)

Units fitted at eye and base level, worktops and tile splashbacks, inset one and a half bowl ceramic sink, spaces for cooker, fridge, freezer, washing machine and slimline dishwasher, tile flooring, wall mounted boiler, door to store/meter cupboard, double glazed window and door to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Door to airing cupboard with hot water cylinder, trap to loft.

BEDROOM 1: (front) Abt. 14 ft x 10 ft 9 (4.27m x 3.28m)

Double glazed window to front aspect, radiator, door to cupboard.



BEDROOM 2: (rear) Abt. 10 ft 5 x 10 ft 4 (3.17m x 3.14m)

Double glazed rear window, radiator.



BEDROOM 3: (front) Abt. 10 ft 8 max x 9 ft 10 (3.24 x 3m max)

Double glazed front window, radiator, double doors to wardrobe cupboard with hanging and shelf.



BATHROOM:

Panel enclosed bath, electric shower over and shower rail and curtain, tiled walls, pedestal wash hand basin, heated towel rail, radiator, frosted double glazed window.

SEPARATE CLOAKROOM:

WC, frosted double glazed window.



OUTSIDE:

FRONT GARDEN

Formal front garden with wrought iron gate, central planted area with paved surround and borders.

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

REAR GARDEN Abt. 78 ft 9 x 23 ft 4 (abt. 24m x 7.1m)

Paved terrace to immediate rear of house, outside tap, main area grassed, brick built tool store/workshop with pitched roof and window, timber store shed to side.

REAR GARDEN STORE: Abt. 13 ft 6 x 7 ft 6 (4.11m x 2.29m)

With front window.





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

ENERGY EFFICIENCY RATING: BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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
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