



39 Lauderdale Drive, Petersham

Guide Price **£2,000,000**

39 Lauderdale Drive

Richmond, Richmond

NEW! Substantial 4 DOUBLE BEDROOM 3 RECEPTION DETACHED HOUSE with further potential, off street parking, garage and long and wide Southerly facing garden at a prime Petersham address. Offered with NO ONWARD CHAIN. Close to Grey Court and the German School.

Council Tax band: G

Tenure: Freehold

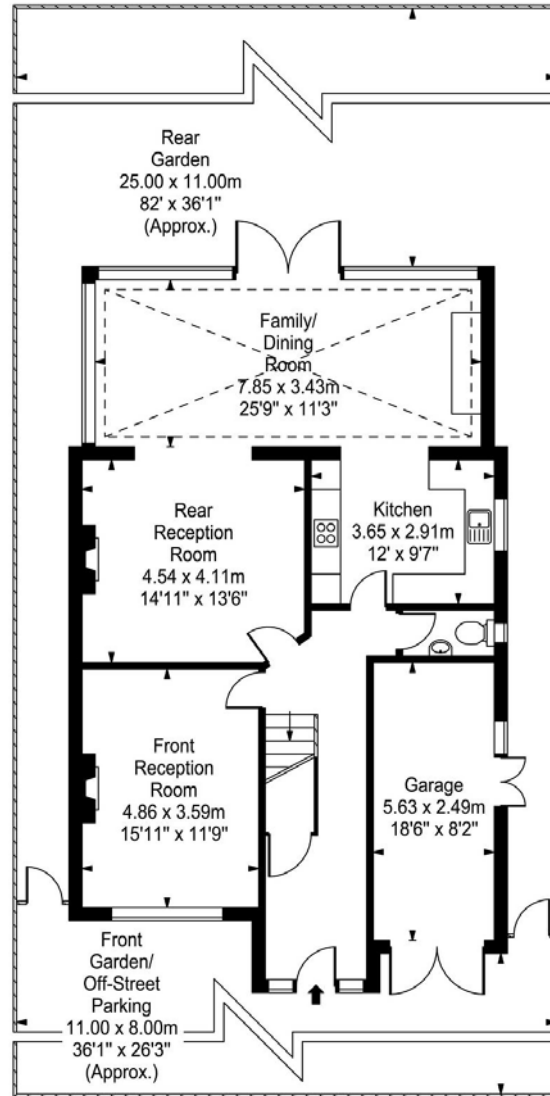
EPC Energy Efficiency Rating: D



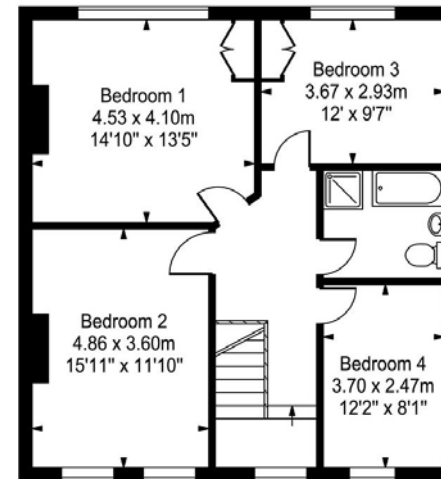
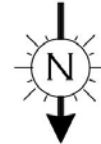
Lauderdale Drive

Approx. Gross Internal Area

185 Sq M - 1991 Sq Ft
(Including Garage)



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

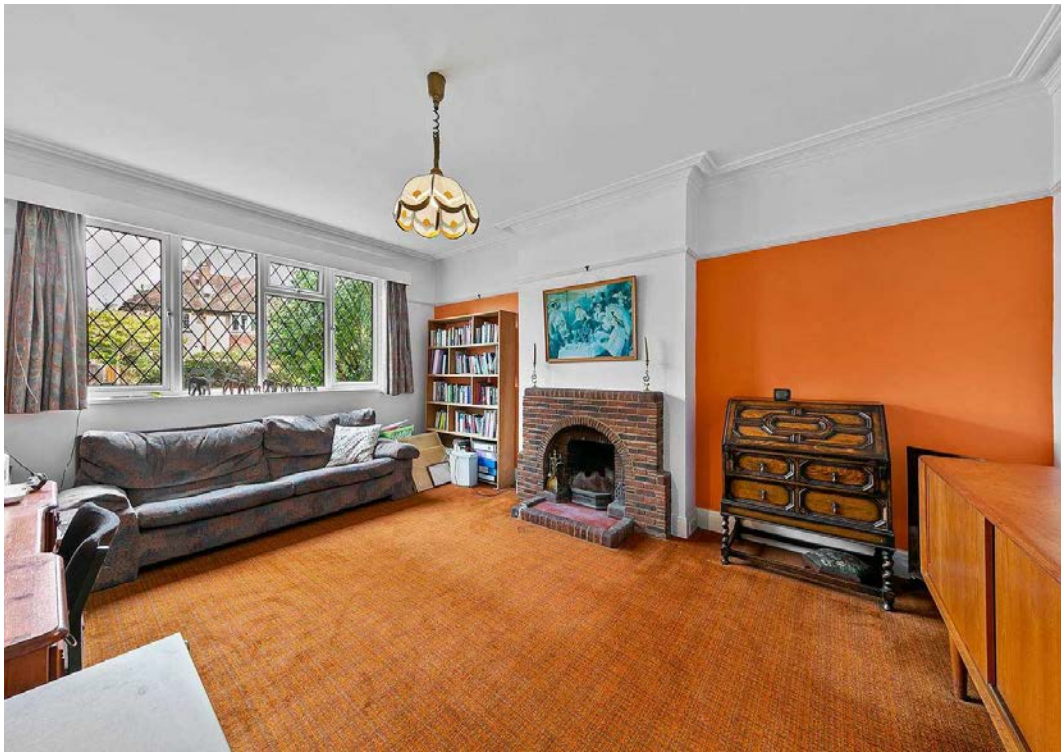
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- Wide frontage and double wrought iron gates onto a brickblocked off street parking driveway leading into an integral garage.
- Two spacious reception rooms with elegant fireplaces and cornicing plus a full width Conservatory style rear dining room extension.
- Ground floor cloakroom and refurbished 1st floor family bathroom with both a bath and a walk in shower.
- Whilst offering further scope for remodelling and updating, the house is presented in good condition with a NEW ROOF, gas central heating and double glazing throughout.

Within reach of Richmond Park, Petersham Nurseries, and the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath and ferry, and Ham House (NT). Nearby choice of either the 65 or 371 bus services into central Richmond and Kingston. Located within close reach of Ofsted Outstanding Grey Court, the Russell School and the German School.









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The wide frontage has a grassed area to the left side with established borders and greenery, whilst to the front left side are double wrought iron gates onto a brickblocked off street parking driveway leading into an integral garage. The house is entered via an added projecting porch with a Carolina style entrance door and leaded style lights to each side into an elegant entrance hall with radiator, understairs cupboard, cornice and picture rail. To the right rear of the hallway is a ground floor cloakroom.

The front left side reception has a feature open fireplace with period 'Claygate' mantelpiece and surround with a tiled hearth. The rear reception enjoys an elegant flame effect fire with a stone mantelpiece, surround and hearth and an arch leading out to the conservatory style extension/dining room with laminate flooring, double glazing, pendant lighting and French doors out to the garden.

The conservatory/diner is connected by an archway to the kitchen with fitted units, tile splashbacks and spaces for a cooker, dishwasher, upright fridge freezer, washing machine and separate dryer.

Stairs lead up to the room first floor landing with doors to all rooms. The two larger bedrooms are to the left side with the rear left double bedroom overlooking the garden and having an inbuilt wardrobe. To the right side is a bright double aspect double bedroom (over the garage) and the fourth double bedroom is to the rear, again overlooking the garden. The refurbished family bathroom has both a bath and a walk in shower enclosure.

There is a large loft which could offer the potential to convert subject to planning consents.



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Beautiful garden over 82 ft x 36ft almost directly southerly facing divided into tiered lawned areas with borders and a rear secluded seating area if shade is preferred. This leafy rear section has a garden shed to the left and is walled to the rear.



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Arrange a viewing strictly by appointment.

Call us on 020 8549 5099 or email at mail@mervynsmith.co.uk.

We are at Mervyn Smith, 315 Richmond Rd, Ham Parade, Kingston, KT2 5QU.

