



**18 Randle Road, Ham, Richmond**

**£750,000**

# 18 Randle Road

- 3 BEDROOM END TERRACE HOUSE with 55 ft SW facing rear garden and rear storage/bike garage. In a quiet residential cul de sac.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Available for a quick sale - VACANT POSSESSION and NO ONWARD CHAIN !
- Double glazed : Gas central heating system with condensing boiler : Cavity wall insulation.
- Bright double aspect lounge/dining room with patio doors to the garden.
- Potential to extend to the rear and loft (stpc) like other similar houses in the close.
- 2 brick built stores just behind the house plus 16 ft store/bike garage at the rear of the garden.
- Wardrobe cupboards to the 2 main bedrooms : generous sized single 3rd bedroom.
- Randle Road is a small cul de sac off Craig Road which runs between Lock Road and Dukes Avenue.
- Close to Meadlands Primary School and Nursery. Within reach of outstanding Grey Court School.
- Near the open spaces of Ham Riverside Lands and the path to the riverside at Teddington Lock. Close to the cycle route between Teddington and Richmond Park.



# Randle Road, TW10

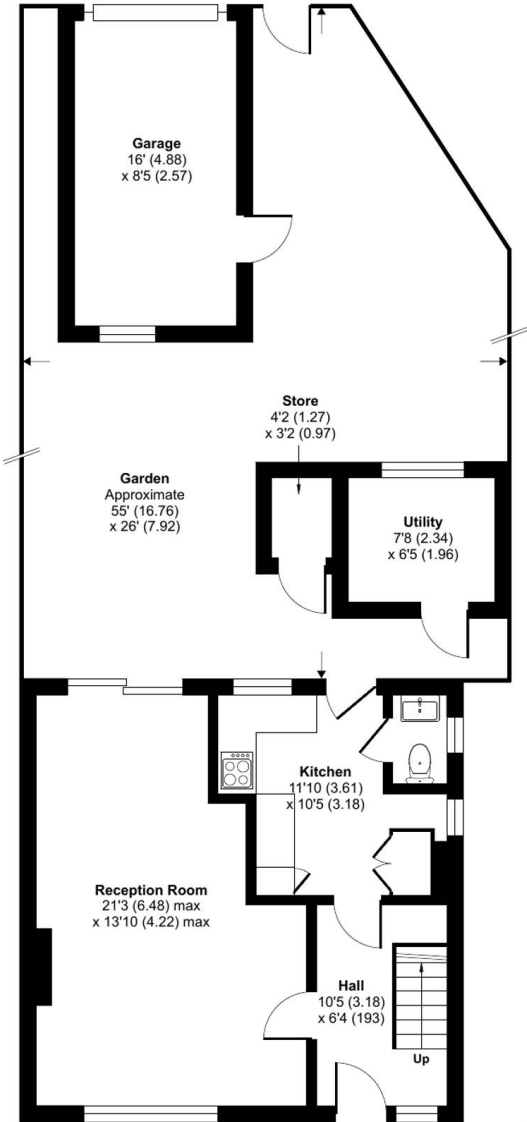
Approximate Area = 924 sq ft / 85.8 sq m

Garage = 136 sq ft / 12.6 sq m

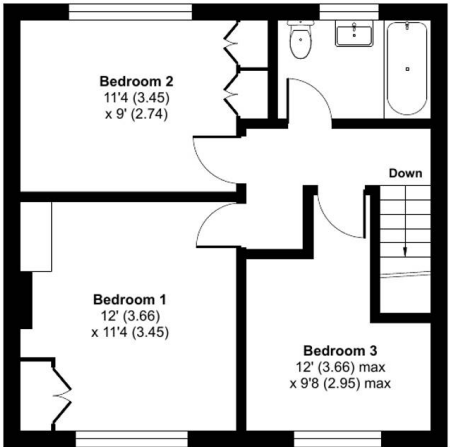
Outbuildings = 63 sq ft / 5.8 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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## ENTRANCE PORCH:

Elizabethan style entrance door through into ....

## HALL:

Frosted double glazed window, radiator, understair storage space with wall hung boiler, access into lounge and kitchen.

LOUNGE/DINER Abt. 21 ft 3 x 13 ft 10 max (6.48m x 4.22m max)

Bright double aspect room with double glazed window to front aspect, flame effect fire, radiator, rear double glazed patio doors to garden.

KITCHEN: Abt. 11 ft 10 x 10 ft 5max (3.61m x 3.18m max)

Door to meter/pantry cupboard, units fitted at eye and base level with worktops, inset sink unit, inset gas hob with fitted wide hood over, inbuilt grill and oven, spaces for appliances, recess for fridge/freezer, rear double glazed window, door to garden, door to...

GROUND FLOOR CLOAKROOM with wash hand basin, radiator, WC and side window.



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## STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Trap door to loft.

**BEDROOM ONE:** (front) Abt. 12 ft max x 11 ft 4 (3.66m max x 3.45m)

Double glazed window to front aspect, radiator, door to cupboard housing hot water cylinder with slatted shelving over, double doors to inbuilt wardrobe cupboard with hanging rail and shelf.

**BEDROOM TWO:** (rear) Abt. 11 ft 4 inc robes x 9 ft (3.45m inc robes x 2.74m)

Double glazed window to rear aspect, radiator, double doors to inbuilt wardrobe cupboard and further door to additional shelved cupboard.

**BEDROOM THREE:** (front) L shaped room (reduced to 1 corner) Abt. 12 ft max x 9 ft 8 max (3.66m max x 2.95m max)

Double glazed window to front aspect, radiator, over stair shelf.

## BATHROOM:

Panel enclosed bath, pedestal wash hand basin, tile walls, WC, radiator, two double glazed frosted windows.



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## OUTSIDE:

**FRONT GARDEN:** Extends to approx. 20 ft (Abt. 6.09m) mainly grassed.

**SIDE PASSAGE:** with gate round to .

**REAR GARDEN:** Extends to approx. 55 ft (Abt. 16.76m)

Paved to immediate rear of house, main area grassed.

**BRICK BUILT STORE:** Abt. 7 ft 8 x 6 ft 5 (2.32m x 1.91m) with rear window. Additional smaller brick built store cupboard.

**REAR GARAGE:** Abt. 16 ft x 8 ft 5 (4.93m x 2.62m) Rear window, personal door to side, up and over door to rear.







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Richmond, Richmond

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