



13 Clifford Road, Petersham, Richmond

Guide Price **£1,150,000**

13 Clifford Road

PETERSHAM

- Substantially extended house over 2,200 sq ft providing 6 BEDROOMS, 2 RECEPTIONS PLUS KITCHEN/DINER, ground floor cloakroom and BATHROOMS ON ALL 3 FLOORS.
- Generous SOUTHWESTERLY FACING REAR PLOT with main lawned area, patio terrace, garden shed and covered storage, plus double gates and electric charging point.
- Close to outstanding Grey Court School, the Russell School and nursery, and the German School.
- EPC RATING BAND C - double glazing, underfloor heating to the side double extension, condensing boiler and large Megaflo hot water store.
- Main reception with open fireplace, added side reception area with folding doors to the garden garden, wide kitchen/diner with RangeMaster cooker included.
- Stunning 2nd floor master suite with large double bedroom, French doors to Juliet balcony and bright & spacious en suite with twin sinks, freestanding bath and walk in shower!
- Four bedrooms and family bathroom to the 1st floor.
- Additional side extension proving a ground floor bedroom with ensuite.
- In sought after Petersham near to Ham Copse, Ham Polo Club, Richmond Golf Club, riverside walks, Petersham Nurseries, Richmond Park and Petersham Meadows.

Energy Efficiency band : C

Council Tax band: E

Tenure: Freehold



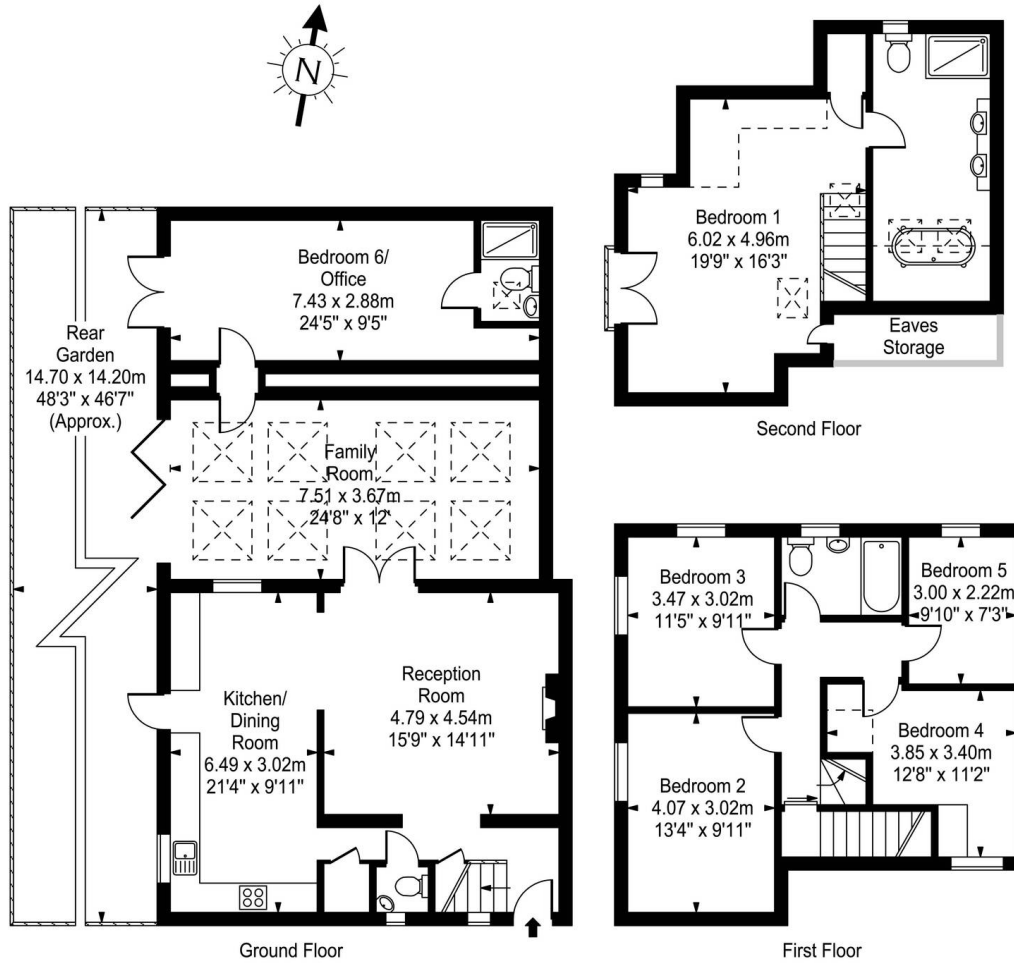
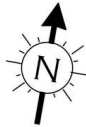
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Approx. Gross Internal Area

205 Sq M - 2226 Sq Ft

Key :

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



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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The front entrance door opens into a hall with double glazed frosted front window, laminate flooring, understairs cupboard and a door to a ground floor cloakroom with WC and wash hand basin. The hall has an arch through to the main reception with laminate flooring and a period style open fireplace with mantelpiece. An arch to the rear of the reception leads into the right side of the kitchen/diner which has double glazed windows to the rear and a side pane to the side extension. The kitchen area has ample units fitted at eye and base level, tile splashbacks and inset sink unit and includes an integral dishwasher and Rangemaster cooker with wide hood over. There are two pull-out racked pantry cupboards and space for an American style fridge freezer.



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Double doors off the main reception lead into the first area of the large side extension which has underfloor heating throughout and provides an additional reception area and then on through into a separate bedroom with an ensuite. The additional reception has laminate flooring, eight double glazed skylights and folding doors which can be fully opened across to the garden. The further extension room has double glazed French doors out to the garden. To the rear right side is a services area (which could be separated off) and is currently housing a washing machine and the condensing boiler. The ensuite bathroom has a tiled floor and velux window with a heated towel rail, walk-in shower, WC and a wash hand basin with cabinet under.



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Stairs from the hall lead up to the 1st floor which has four bedrooms as built and a family bathroom. All the bedrooms have double glazed windows, spotlights and radiators. The 1st floor family bathroom has frosted double glazed windows, tiled walls and floor, heated towel rail, pedestal wash hand basin and WC and a panel enclosed bath with a shower over, shower rail and curtain.

Stairs from the 1st floor have a skylight over and lead on up to the very spacious master suite with a large double bedroom with French doors to a Juliet balcony plus Velux window and another side double glazed window. A services cupboard off houses a large Megaflo flow hot water store. The bright and spacious 2nd floor bathroom has a wide walk in shower enclosure, a freestanding bath, WC and twin sinks set on a long shelf with splashback and wall mirror backdrop and cabinets underneath. It has a frosted double glazed side window, front velux, tiled floor and heated towel rail.



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There is a small formal front garden with Pampas grass and a wide SOUTHWESTERLY FACING rear garden plot with a main grassed area. The double glazed door off the kitchen/diner, folding doors off the second reception and the French doors off the ground floor bedroom suite lead out onto a Yorkstone patio terrace. To the left side is an outside tap and side access gate with double gates to the right side providing incoming vehicle access and an electric charger. There is a shed to the rear and another covered storage area to the right side.





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