

PETERSHAM

£475,000 : FREEHOLD



MEADLANDS DRIVE, PETERSHAM, RICHMOND UPON THAMES, SURREY, TW10 7ED



CHARMING END TERRACE FREEHOLD BUNGALOW with forecourt off street parking and delightful private gardens to the rear and side. The sunny rear garden faces southeasterly.

This well presented property was built in 2005 as a 2 bedroom layout which has been remodelled by the current owner into an open plan bedroom with a office area and fitted wardrobes. It could be reinstated to 2 bedrooms if preferred.

Over the last 4 years a new front door and boiler have been installed along with new double glazed French doors and windows plus elegant oak flooring to the bright lounge/dining room which opens onto the patio and garden.

Fitted kitchen with appliances included : Tiled bathroom with a shower bath.

Double glazing : Gas central heating system : **EPC RATING BAND C**

Lovely secluded garden with gazebo and garden shed.

Moments from the open spaces of Ham Copse leading to Ham Polo Club, Ham House (NT) and the riverside pedestrian and cycle path to Petersham Meadows and on to Richmond Bridge. Also near the renowned Petersham Nurseries restaurant, historic St Peters Church and Richmond Park.

Choice of bus services to Richmond and Kingston close by at the foot of Sandpits Road.

Within walking distance of the German School, Russell School and Ofsted 'Outstanding' rated Grey Court School.



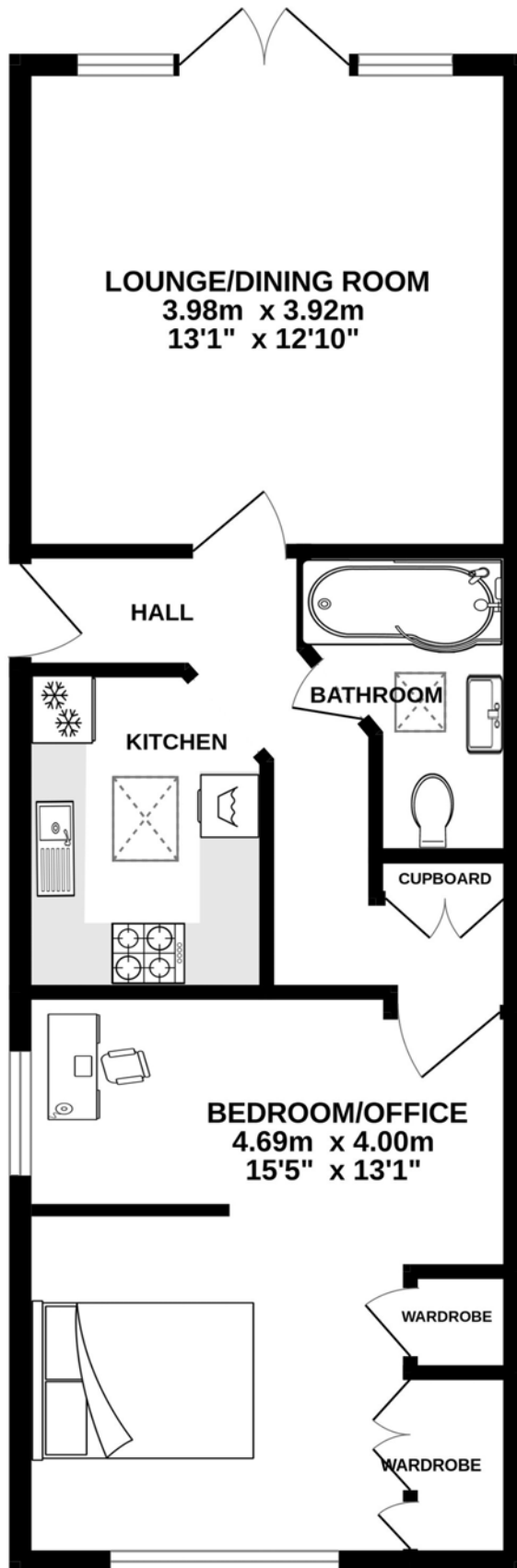
Tel: 020 8549 5099



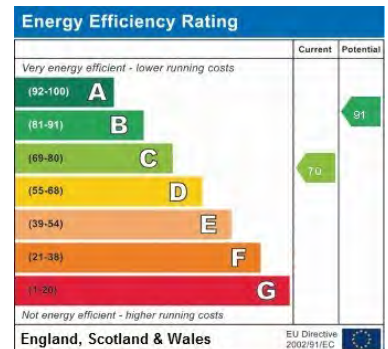
www.mervynsmith.com

FLOOR PLAN

GROUND FLOOR



ENERGY RATING BAND C

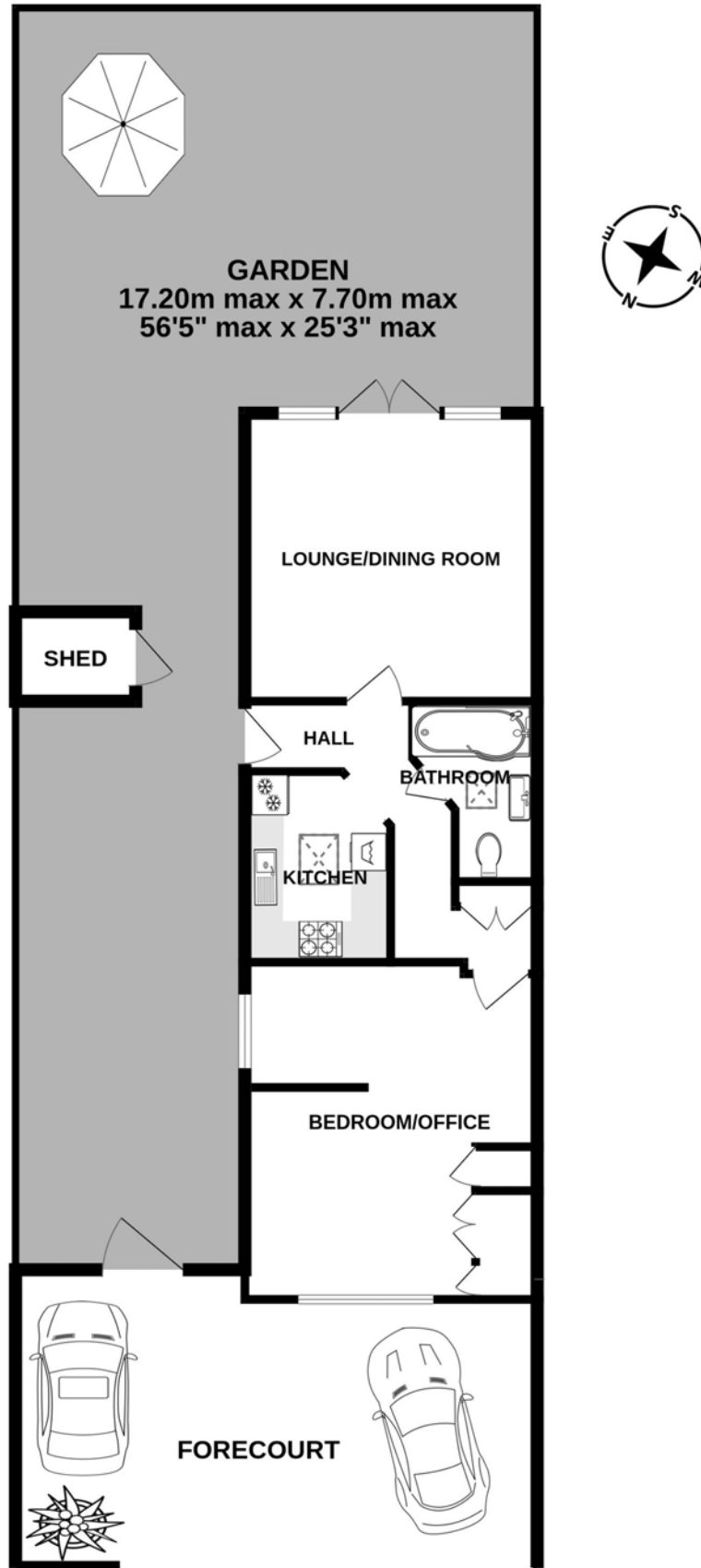


TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

SITE PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

ENTRANCE PORCH: (to the side)

Entrance door to

HALL:

Tiled floor, radiator, double doors to shelved cupboard, trap door to loft, doors to all rooms.

LOUNGE / DINING ROOM: Abt 13 ft 1 x 12 ft 10 (3.98m x 3.92m)

Double glazed French doors to garden with double glazed panes and casement windows to each side, coving, radiator, oak flooring.



KITCHEN: Abt 8 ft 5 max x 6 ft 6 (2.60m max x 2m)

Units fitted at eye and base level, worktops, tile splashbacks, inset sink unit, inbuilt oven and inset gas hob with fitted hood over, inbuilt washer/dryer, integral fridge and freezer, cupboard concealing combi boiler, skylight window with auto opening.



BATHROOM:

Velux skylight window with auto opening, tiled walls, shower bath with screen and shower over, spotlights, heated towel rail, wash hand basin.



BEDROOM/ OFFICE : Abt. 15 ft 5 x 13 ft 1 (4.69m x 4m)

Double glazed window to front aspect, radiator, spotlights, coving, doors to fitted wardrobe cupboards with half and full hanging, office/study area with double glazed fanlight window to side.



OUTSIDE:

FRONTAGE:

Dropped kerb to brickblock forecourt off street parking for 2 + cars to front and side, borders, easygrass square and established greenery to left front side. Gate through to side garden area.



GARDEN: Abt. 25 ft 3 (7.7m) max across x 56 ft 5 (17.2m) max front to back

Shingled and stepstone path to entrance door with grass and planted borders, garden shed, main rear garden area with gazebo, lawn, borders, trellis and arch to paved patio off the lounge/dining room. Garden shed to side, patio to rear and side, rear grassed area with borders.





COUNCIL TAX : BAND C (London Borough of Richmond upon Thames)

REF : 2538

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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU**
TEL: 020 8549 5099 * FAX: 020 8546 0277

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com