

NORTH KINGSTON/ RICHMOND BORDERS



£ 610,000 : FREEHOLD

COWPER ROAD, KINGSTON UPON THAMES, SURREY, KT2 5PQ



A 3 BEDROOM 2 BATHROOM HOUSE OVER 1000 SQ FT offered with vacant possession quietly located in a secluded residential close with lovely communal lawns at the cul de sac end of the road.

Elegant reception room over 17 ft : Roomy kitchen/diner with fitted units and integral appliances. Extended to the rear to provide a garden room utility with storage and spaces for appliances with worktop over. The garden room has double doors out to a wide deck with steps down into the rear garden.

Double bedrooms to front and rear, plus a central bedroom/store/office with a skylight window.

1st floor family bathroom + a ground floor shower room.

EPC RATING BAND C : Gas central heating system with a Worcester Greenstar condensing boiler.

Positioned just inside Richmond Borough within about 600 metres of Ham Gate into Richmond Park, but also within reach of popular North Kingston schools and moments from buses, library, post office and local shops on nearby Tudor Drive.



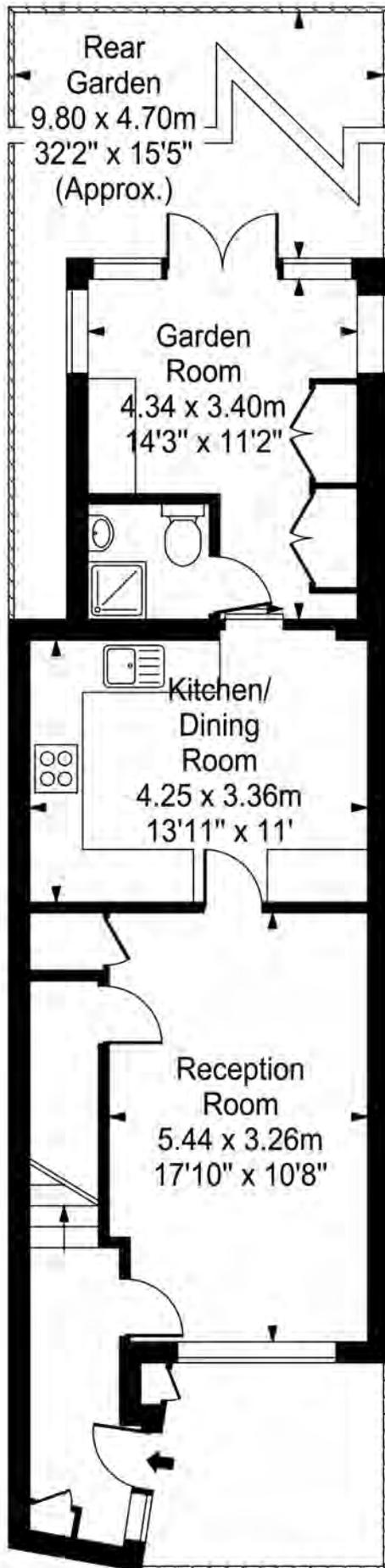
Tel: 020 8549 5099



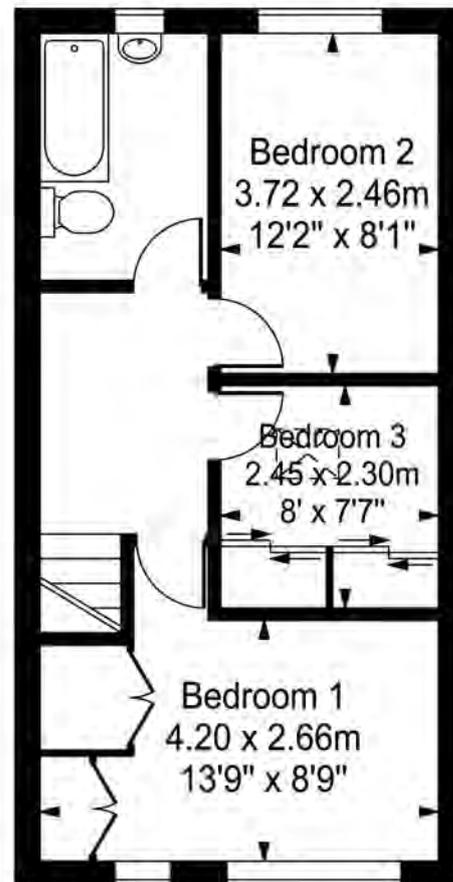
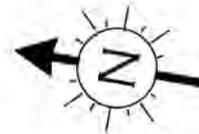
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Cowper Road

Approx. Gross Internal Area
95 Sq M - 1023 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

ENTRANCE PORCH: uPVC entrance door leading through to ...

ENTRANCE HALL:

Frosted double glazed window and fanlight, door to cupboard housing Worcester Greenstar condensing boiler, radiator with shelf over, coving, laminate floor, door to



RECEPTION ROOM: Abt 17 ft 10 x 10 ft 8 (5.44m x 3.26m)

Double glazed window to front, laminate flooring, radiator, door to deep understair store cupboard, door to additional store cupboard.





KITCHEN/DINER : Abt. 13 ft 11 x 11 ft (4.215m x 3.36m)

Units fitted to 3 sides at eye and base level, worktops and tile splashbacks, inset sink unit, inbuilt oven, inset gas hob with fitted hood over, spaces for fridge/freezer and dishwasher, space for dining table and chairs, dresser style unit, radiator, tiled floor, sliding glazed doors out to garden room/utility.



GARDEN ROOM/UTILITY : Abt. 14 ft 3 x 11 ft 2 max (4.34m x 3.40m max)

Cupboard to house washing machine and separate dryer with work surface over, storage cupboards, laminate flooring, two radiators, double glazed windows and French doors to decked terrace.



GROUND FLOOR SHOWER ROOM: (off the utility)

Walk in shower enclosure, tiled walls, WC, pedestal wash hand basin, heated towel rail.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Trap door to loft, laminate floor, coving, doors to all rooms.



FRONT BEDROOM 1: Abt. 13 ft 9 x 8 ft 9 (4.20m x 2.66m)

Two double glazed windows to front aspect, radiator, double doors to inbuilt wardrobe cupboard with hanging and shelf, double doors to over stair cupboard, laminate floor, coving.



REAR BEDROOM 2: Abt. 12 ft 2 x 8 ft 1 (3.72m x 2.46m)

Double glazed window to rear aspect, radiator, laminate floor, coving.



MIDDLE BEDROOM 3: Abt. 8 ft x 7 ft 7 max (2.45m x 2.30m max)
Skylight window, laminate floor, radiator.



1st FLOOR BATHROOM:

Panel enclosed bath, tiled surround, shower mixer and screen, WC, trough sink with drawers under, tiled floor, heated towel rail, frosted double glazed window.



OUTSIDE

FRONT:

Door to inbuilt store cupboard.

REAR GARDEN: Abt 32 ft 2 x 15 ft 5 (9.80m x 4.70m)

Timber deck, outside tap, steps down to the garden area with patio, planters and metal store shed.



COMMUNAL GARDENS:

Extensive shared garden areas to the cul de sac end of the road.



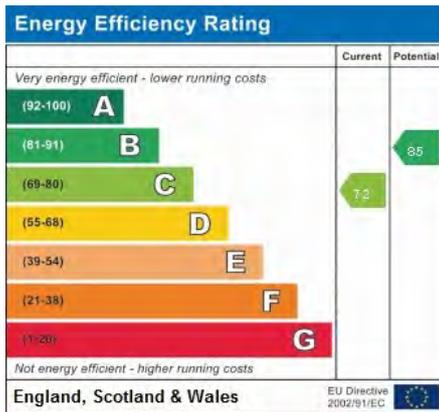
PARKING

There is on street parking in the road with no meters or parking restrictions..

COUNCIL TAX

Please note that the postal address of this property is listed as Kingston, but it is situated within Richmond Borough and the Council Tax band is Band D.

ENERGY EFFICIENCY RATING: BAND C



REF: 2578

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