

**PETERSHAM**

**£ 850,000 : FREEHOLD**



**BUCKINGHAM ROAD, RICHMOND UPON THAMES, TW10 7EQ**



**AN IMMACULATELY REFURBISHED 3 BEDROOM END OF TERRACE HOUSE  
with a new GARDEN OFFICE and exterior UTILITY plus FURTHER POTENTIAL TO EXTEND (stpc).**

*Added Front Porch with tile floor : Wood flooring through the rest of the ground floor.  
Elegant double aspect lounge/dining room over 21 ft with French doors out to the patio terrace and garden.  
Bright double aspect kitchen with stylish units, quartz worktops and upstands, and all BOSCH appliances  
including oven, separate microwave oven, fridge and freezer, gas hob and dishwasher.  
Exterior utility with matching quartz worktops and spaces for washing machine, dryer and fridge/freezer.  
Inbuilt wardrobe cupboards to all 3 bedrooms : Refurbished contemporary bathroom.*

Gas central heating system with an efficient Vaillant Ecofit PURE condensing boiler.  
Double glazing : Cavity wall insulation : **Energy Efficiency Rating - BAND C.**

***Located within close reach of Ofsted Outstanding Grey Court, the Russel School and the German School.***

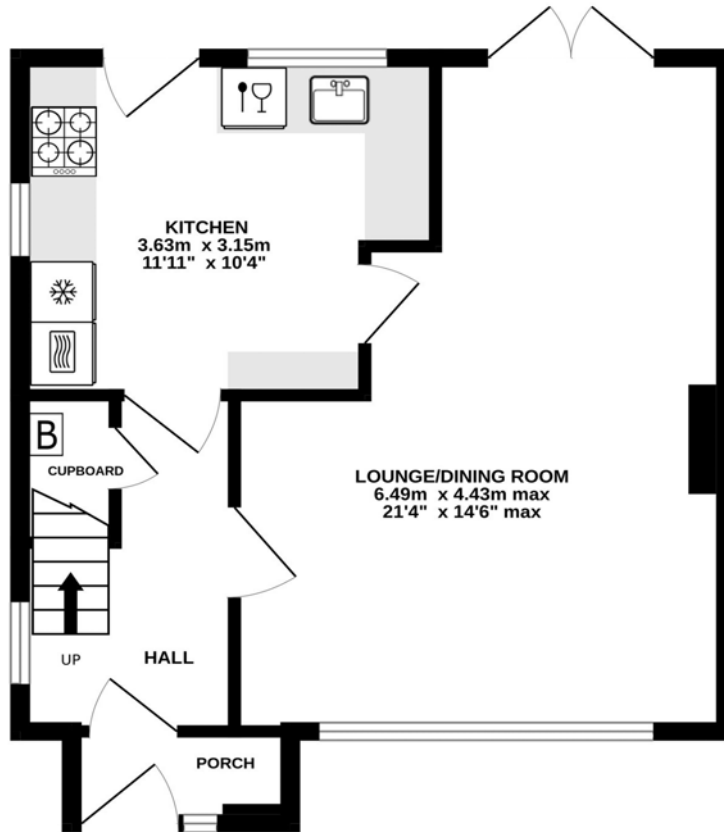
***Within reach of Richmond Park and Petersham Nurseries, and near the open spaces of Ham Copse  
leading to Ham Polo Club, the Thames towpath and ferry, and Ham House (NT).***

***Nearby choice of buses into central Richmond and Kingston.***

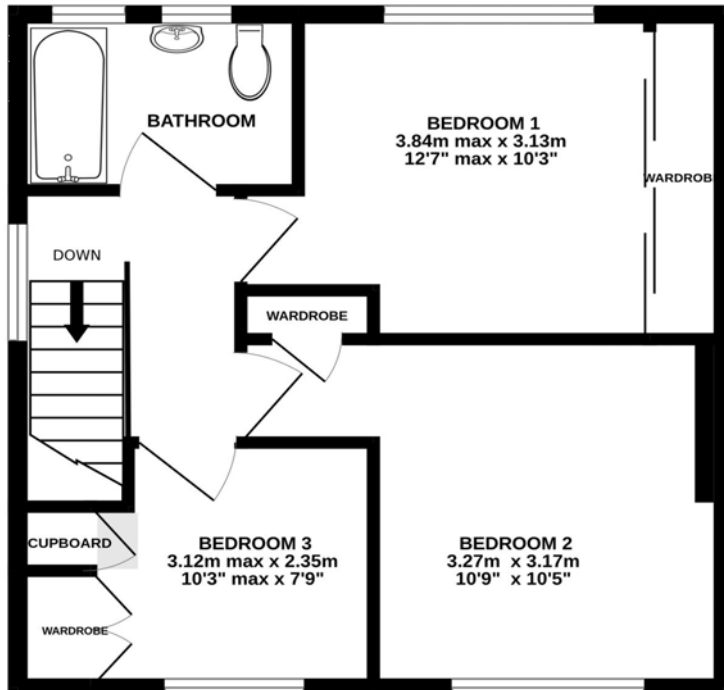
**020 8549 5099**

***[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)***

GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA : 84.3 sq.m. (907 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.

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### **ADDED PORCH:**

Entrance door and frosted double glazed front pane, tile floor, further door though into ..

### **ENTRANCE HALL:**

Double glazed window to side with fitted shutters, radiator, wood flooring, door to understair cupboard housing Vaillant Ecofit Pure condensing boiler, glazed doors through to lounge/dining room and to kitchen.



### **DOUBLE ASPECT LOUNGE/DINING ROOM Abt. 21 ft x 14 ft 7 ( 6.50 m x 4.44m)**

Double glazed window with fitted shutters to front, wood flooring, two radiators, spotlighting, double glazed French doors to garden.









**DOUBLEASPECT KITCHEN: Abt 11 ft 11 x 10 ft 8 (max) (3.63m x 3.26m)**

Units fitted at eye and base level, quartz worktops and upstands, inset sink, inbuilt Bosch conventional oven and separate microwave oven, inset Bosch gas hob, integral dishwasher, integral fridge/freezer, wood flooring, spotlighting, double glazed window to side, double glazed rear window and door to garden.





### **STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Double glazed side window with fitted shutters, balustrade, spotlights, trap to loft.

### **BEDROOM 1: (rear) Abt. 12 ft 7 x 10 ft 3 (3.845m x 3.13m)**

Double glazed window to garden aspect, radiator, spotlights, sliding mirrored doors to inbuilt wall length wardrobes with hanging, shelving and interior lighting.



### **BEDROOM 2: (front) Abt. 10 ft 9 x 10 ft 5 min (3.44m x 3.36m min)**

Double glazed front window with fitted shutters, radiator, spotlights, inbuilt wardrobe cupboard in addition to given room dimensions.





**BEDROOM 3: (front)** Abt. 10 ft 3 max into wardrobes x 7 ft 9 (3.12m max into wardrobes x 2.35m)  
Double glazed front window with fitted shutters, radiator, three mirrored doors to inbuilt wardrobe cupboards.



**BATHROOM:**

Tile panel enclosed bath, shower tiled walls and floor, wash hand basin, two frosted double glazed windows, WC, heated towel rail.





**OUTSIDE:**

**FRONT GARDEN**

Formal paved front garden.

**SIDE**

Paved side area round to

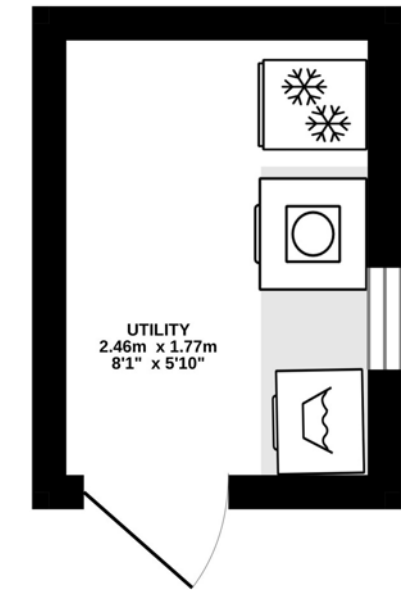
**REAR GARDEN**

Paved patio to immediate rear of house, outside tap, door to utility, main area grassed with chipping borders, office to rear.



**EXTERIOR UTILITY :    Abt. 8 ft 1 x 5 ft 10 (2.46m x 1.77m)**

Double glazed door and side window, tiled floor, quartz worktop and upstand, spaces for washing machine, separate dryer and upright fridge freezer, striplight.



TOTAL FLOOR AREA : 4.3 sq.m. (47 sq.ft.) approx.  
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**GARDEN OFFICE : Abt 16 ft 2 x 9 ft 8 (4.94m x 2.94m)**

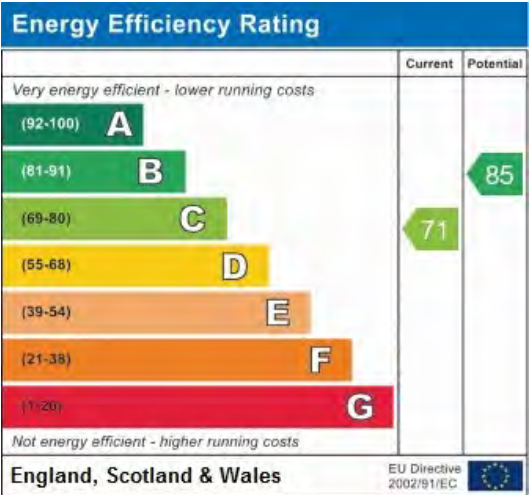
Double glazed tinted sliding entrance doors, power and light, double glazed window to side..





**COUNCIL TAX : BAND E** (London Borough of Richmond Upon Thames)

**ENERGY EFFICIENCY RATING: BAND C**



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. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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