

PETERSHAM

£ 685,000 : FREEHOLD



MEADLANDS DRIVE, RICHMOND UPON THAMES, TW10 7EE



A 3 BEDROOM HOUSE OVER 900 sq ft in this sought after location by Ham Copse offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.

*Double aspect lounge/dining room over 21 ft with feature fireplace.
The property has the benefit of a GROUND FLOOR CLOAKROOM.
Bright kitchen/breakfast room with fitted units.
2 double bedrooms and generous third single room.*

POTENTIAL TO EXTEND (stpc) - other similar houses nearby have extended to the rear and loft.

Gas central heating system with Worcester Greenstar condensing boiler : Double glazing : Cavity wall insulation.

Located between Ofsted 'Outstanding' rated Grey Court School and the German School and moments from the popular Russell School and nursery.

Nearby choice of buses into central Richmond and Kingston.

By the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath, ferry and Ham House (NT).

The house is also within reach of nearby Richmond Golf Club and Richmond Park via Petersham Gate.

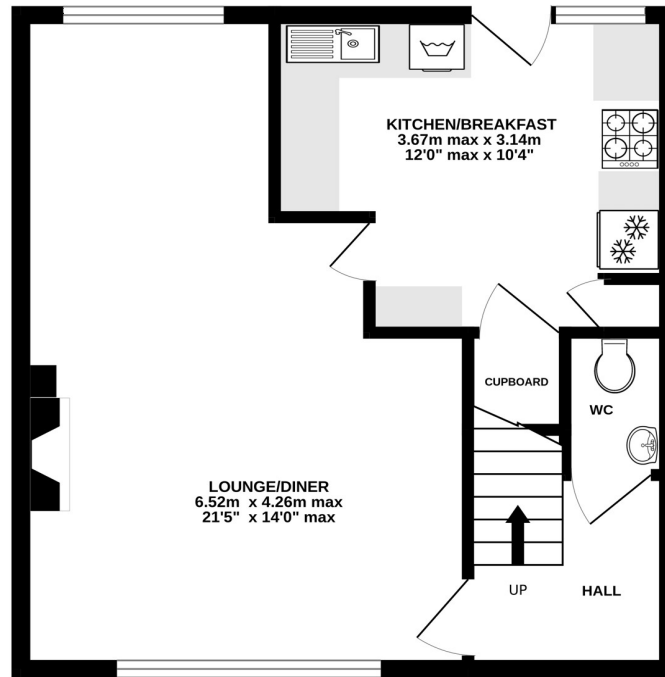


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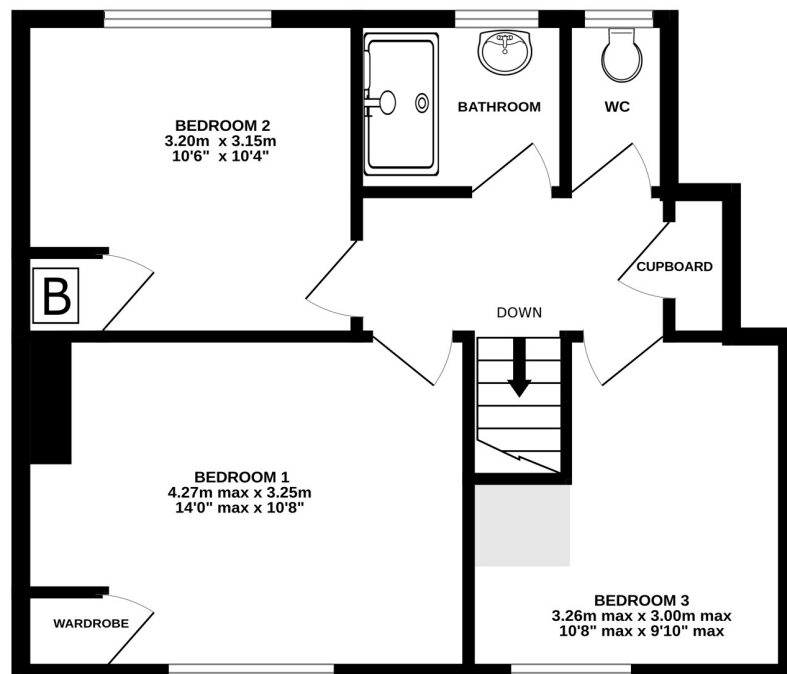


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GROUND FLOOR
40.0 sq.m. (430 sq.ft.) approx.



1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (910 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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ENTRANCE PORCH:

Double glazed door to

ENTRANCE HALL:

Double glazed front frosted window, radiator, door to ...

GROUND FLOOR CLOAKROOM:

Wainscotting, WC, wash hand basin with tile splashback.

DOUBLE ASPECT LOUNGE/DINING ROOM Abt. 21 ft 5x 14 ft max (6.52 m x 4.26m max)

Double glazed window to front garden, two radiators, feature fireplace fire with brick surround, wood mantelpiece and slate hearth, rear double glazed window, door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM: Abt 12 ft x 10 ft 4(max) (3.67 x 3.14m max)

Units fitted at eye and base level, worktops and tile splashbacks, door sto inbuilt cupboard and understair store cupboard, inset sink unit, spaces for cooker, washing machine and fridge freezer, space for breakfast table, tiled floor, rear aspect double glazed windows and double glazed door out to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Door to shelved store cupboard, trap door to loft.

BEDROOM 1: (front) Abt. 14 ft x 10 ft 8 max (4.27m x 3.25m max)

Double glazed window to front aspect, radiator, door to wardrobe cupboards with hanging and shelving over.



BEDROOM 2: (rear) Abt. 10 ft 6 x 10 ft 4 (3.20 x 3.15m)

Double glazed window to rear aspect, radiator, door to boiler cupboard housing Worcester Greenstar condensing combi boiler.



BEDROOM 3: (front) Abt. 10 ft 8 x 9 ft 10 max (3.26m x 3m max)

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



BATHROOM:

Walk in shower with screen and sliding glass doors, part tiled walls, pedestal wash hand basin frosted double glazed window, radiator.

SEPARATE CLOAKROOM:

Frosted double glazed window, WC.



OUTSIDE:

FRONT GARDEN

Formal front garden mainly laid to chippings.

SIDE PASSAGE

Covered passageway shared with neighbouring house to the right leading to gate to

REAR GARDEN

Paved to immediate rear of house, outside tap, main area grassed with borders.

BRICK BUILT STORE SHED: (rear) Abt. 8ft x 6 ft (2.47m x 1.86m)

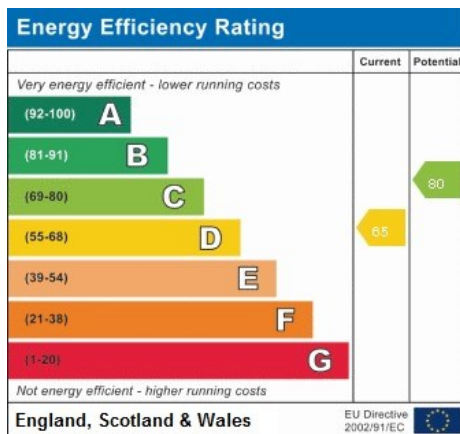
Window to garden side, pitched roof.





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

ENERGY RATING BAND: **D**



REF 2524

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