

KEW, RICHMOND



£1,500,000

FREEHOLD

CHILTON ROAD, KEW, RICHMOND UPON THAMES, TW9 4JD



AN INGENUOUSLY DESIGNED AND BEAUTIFULLY UPGRADED 6 BEDROOM HOUSE
in a lovely tree lined road and offered with **VACANT POSSESSION** and **NO ONWARD CHAIN!**

EVERY BEDROOM HAS ITS OWN EN SUITE SHOWER ROOM
and there is also a family bathroom with a bath to the ground floor.

In addition the property also includes an **OUTBUILDING** with its own shower room and independent access.

The main house has been significantly extended to both loft and rear, including a stunning kitchen/diner/family room over 28 ft with folding doors out to the garden.

All new inventory including kitchen fittings and appliances and new gas central heating and hot water system.
EPC BAND C

Over 1800 sq ft of space over 3 floors + the bonus of the outbuilding.

Situated in a popular and well established residential area between North Sheen overground station and Kew Gardens tube station. Near the open spaces of North Sheen Recreation Ground.

Just round the corner from Darrell nursery and primary school and also close to Ofsted 'Outstanding' Windham Nursery School (0.21 mile), Holy Trinity Church of England Primary School (0.41 mile), Marshgate Primary School (0.59 mile) and the Vineyard School (1.19 miles).

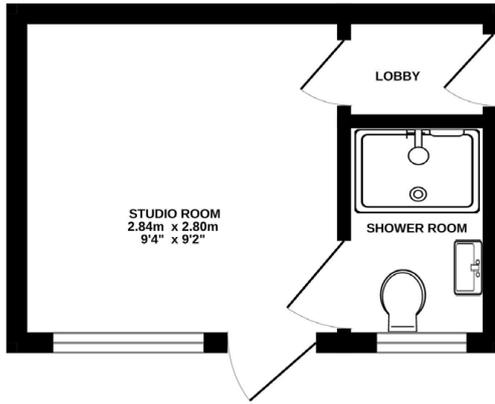
The house is within close reach of a Sainsburys superstore plus lots of local shops and restaurants in Kew Village.

020 8549 5099

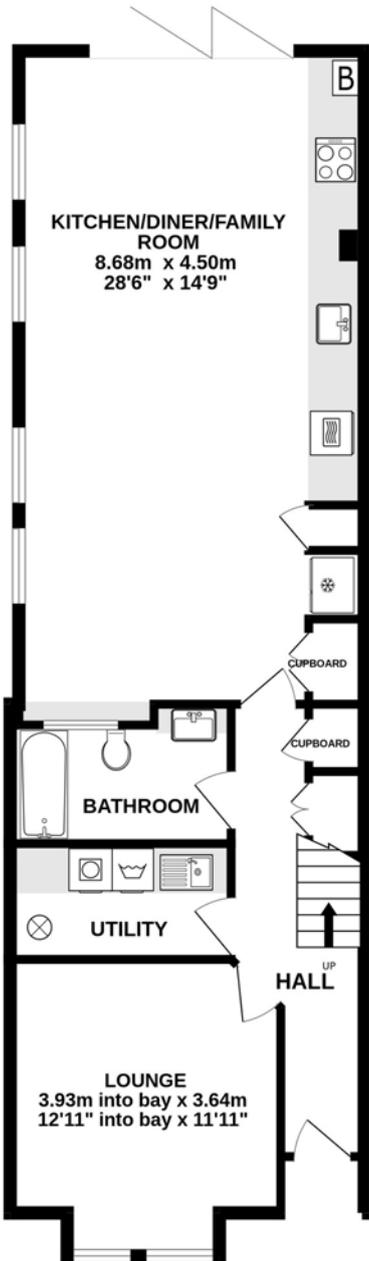
www.mervynsmith.co.uk

OUTBUILDING

GROUND FLOOR
11.7 sq.m. (126 sq.ft.) approx.



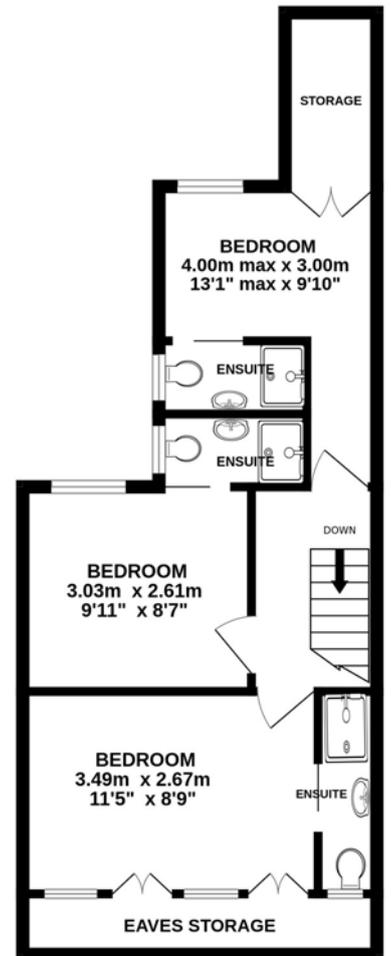
GROUND FLOOR
73.9 sq.m. (795 sq.ft.) approx.



1ST FLOOR
53.1 sq.m. (571 sq.ft.) approx.



2ND FLOOR
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 171.2 sq.m. (1843 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:

With front door leading through to

HALL:

Laminate floor, understair storage cupboard, door to lounge, utility, bathroom and kitchen/diner/family room.

FRONT LOUNGE: Abt 12 ft 11 into bay x 11 ft 11 (3.93m into bay x 3.64m)

Double glazed sash windows to front bay, laminate floor with underfloor heating.



UTILITY ROOM:

Tiled floor, fitted units, worktops and tile splashbacks, inset sink unit, new washing machine and tumble dryer, large Gledhill hot water store and manifold for underfloor heating system.



GROUND FLOOR BATHROOM:

Tiled floor and walls, underfloor heating, enclosed bath with shower and screen over, recessed long trough sink with drawers under, frosted pane, WC, spotlights.



KITCHEN/DINER/FAMILY ROOM: Abt 28 ft 6 x 14 ft 9 (8.68m x 4.50m)

Laminate flooring, 4 velux windows to side, generous range of units at eye and base level with worktops and splashbacks, inset sink, integral dishwasher. new Bosch oven and microwave, new inset hob with hood over, new fridge and freezer, wall mounted Worcester boiler, folding double glazed doors to the garden.





STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING:

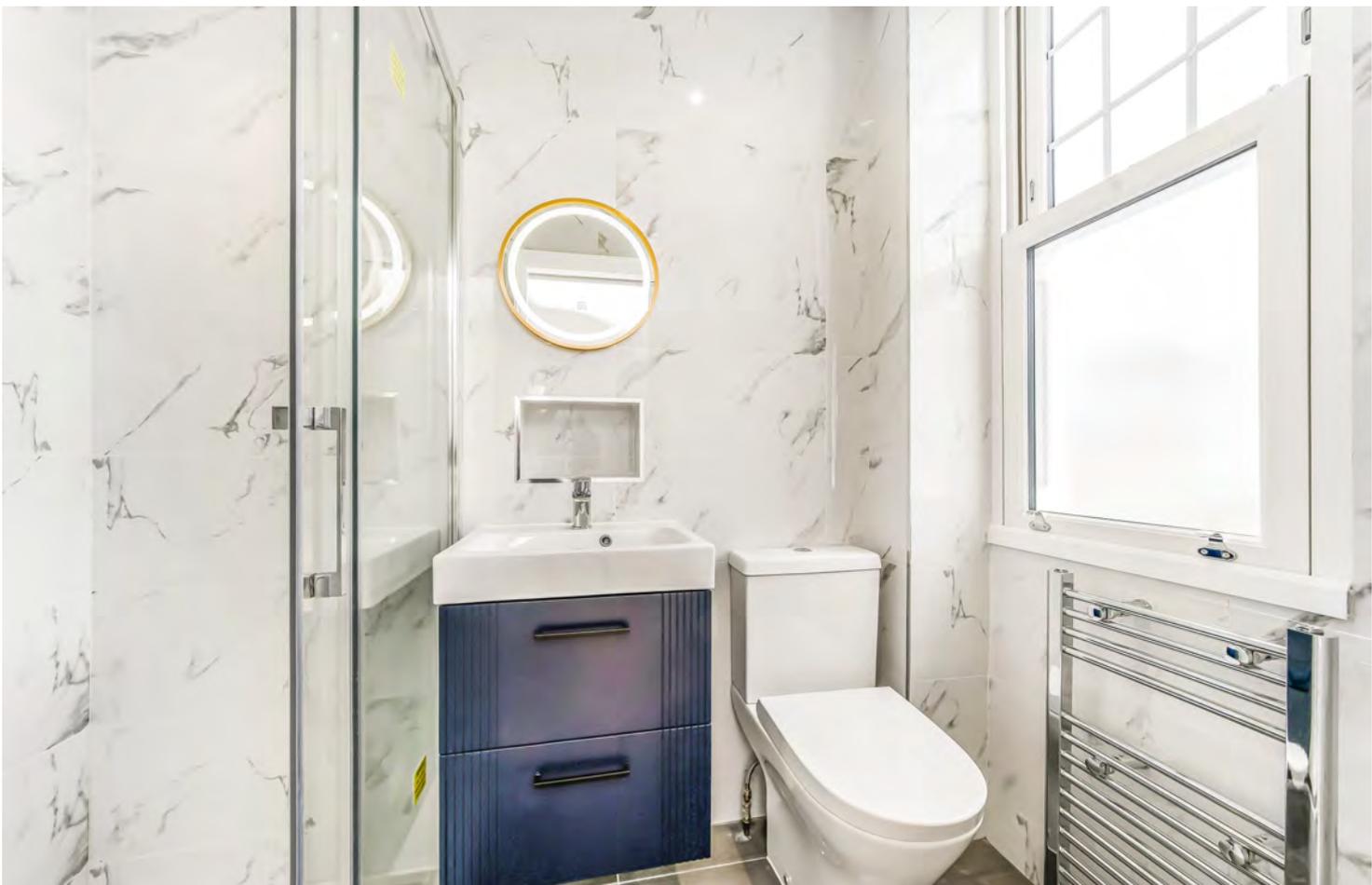
Radiator, laminate flooring, spotlights, balustrade.

FRONT BEDROOM : Abt. 14 ft 9 into bay x 10ft 4 (4.50m into bay x 3.16m)

Double glazed sash windows to front bay, laminate floor, radiator, spotlighting, doors to inbuilt wardrobe cupboard, pocket door to

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin with drawers under, heated towel rail, double glazed sash window.



MIDDLE BEDROOM: Abt. 11 ft 5 x 10 ft (3.48m x 3.04m)

Double glazed sash window to rear aspect, laminate flooring, radiator, spotlighting, pocket door to

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin with drawers under, heated towel rail, double glazed sash window.



REAR BEDROOM: Abt. 18 ft 7 max x 9 ft 7 (5.66m max x 2.91m)

Double glazed window to rear aspect, laminate flooring, radiator, spotlighting, pocket door to

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin with drawers under, heated towel rail, double glazed window.



STAIRCASE FROM FIRST TO SECOND FLOOR LANDING:

Radiator, laminate flooring, spotlights, balustrade, skylight window.

FRONT BEDROOM : Abt. 11 ft 5 x 8 ft 9 (3.49m x 2.67m)

Velux windows to front, laminate floor, radiator, spotlighting, double doors to eave storage, pocket door to

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin, heated towel rail, velux window.



MIDDLE BEDROOM : Abt. 9 ft 11 x 8 ft 7 (3.03m x 2.61m)

Double glazed sash window to rear aspect, laminate flooring, radiator, spotlighting, pocket door to

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin, heated towel rail, double glazed window.



REAR BEDROOM: Abt. 13 ft 1 max x 9 ft 10 (4m max x 3m)

Double glazed window to rear aspect, laminate flooring, radiator, spotlighting, double doors to store cupboard abt 7 ft 8 (2.34m) deep with interior light, shelving over,

ENSUITE:

Tiled walls and floor, walk in shower, WC, wash hand basin, heated towel rail, double glazed window.



OUTSIDE:

FRONTAGE:

Formal paved garden with front wrought iron gate and railings.

REAR GARDEN: Abt 24 ft 1 x 16ft 7 (Abt. 7.37m x 5.05m)

Patio with central feature lawn, planted borders, outside tap, carriage lights.



ANNEX OUTBUILDING:

Accessible from the garden or independently via a rear door into an entrance lobby.

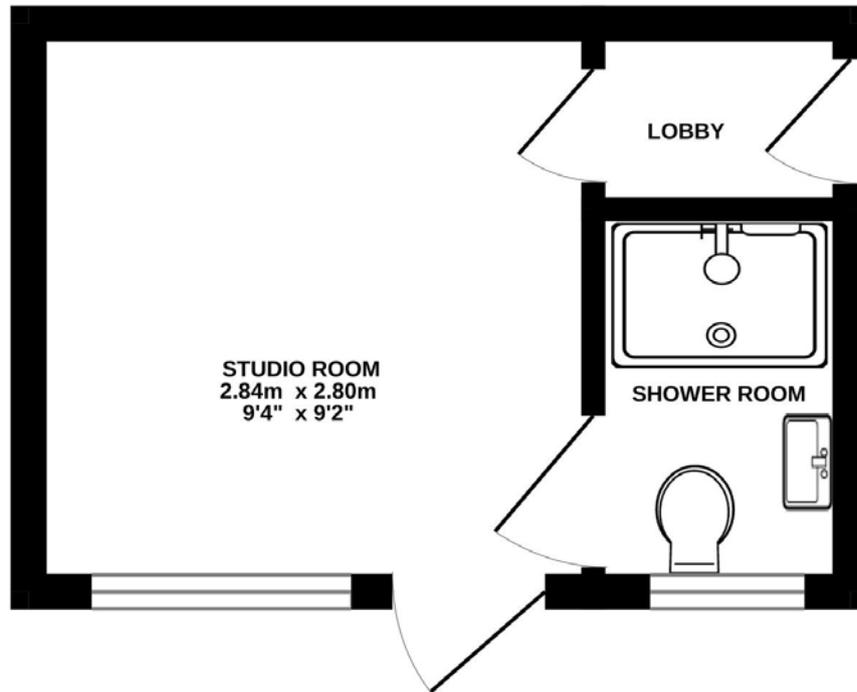
STUDIO ROOM /GYM: Abt. 9 ft 4 x 9 ft 2 (2.84m x 2.80m)

Double glazed window and door to garden, laminate flooring, radiator, spotlighting, door to

SHOWER ROOM:

Tiled walls and floor, walk in shower, WC, wash hand basin, heated towel rail, double glazed window.

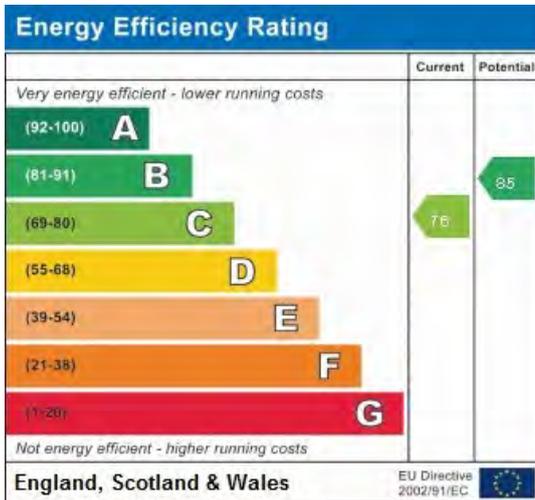
GROUND FLOOR
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COUNCIL TAX : BAND F (London Borough of Richmond Upon Thames)

ENERGY EFFICIENCY RATING : BAND C



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