

PETERSHAM



£ 1,750,000 : FREEHOLD

LAUDERDALE DRIVE, RICHMOND UPON THAMES, TW10 7BT



A 5 BEDROOM 3 BATHROOM LINK DETACHED HOUSE with further potential to remodel and extend, at a prime address and offered with the advantage of NO ONWARD CHAIN.

The conversion of the former garage and extensions behind and above it already provides the option of a separate self contained annex with own front door, studio room/kitchenette, shower room and bedroom.

Driveway parking over 40 ft long to the front with lawn, established wisteria and ornamental pond.

Lovely Westerly facing rear garden over 59ft x 34ft with a store/playhouse over 11ft x 10ft.

Extended rear reception room over 26 ft with double doors through to the front reception, giving options for separate space or a sweeping through entertaining area.

Generous double aspect 25ft kitchen breakfast room with granite worktops and Neff hob and oven.

4 bedrooms to the main 1st floor plus a bathroom and separate shower room.

Located within close reach of Ofsted Outstanding Grey Court, the Russell School and the German School. Within reach of Richmond Park, Petersham Nurseries, and 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.

A happy family home in its previous ownership for over 40 years, this property awaits another new chapter.

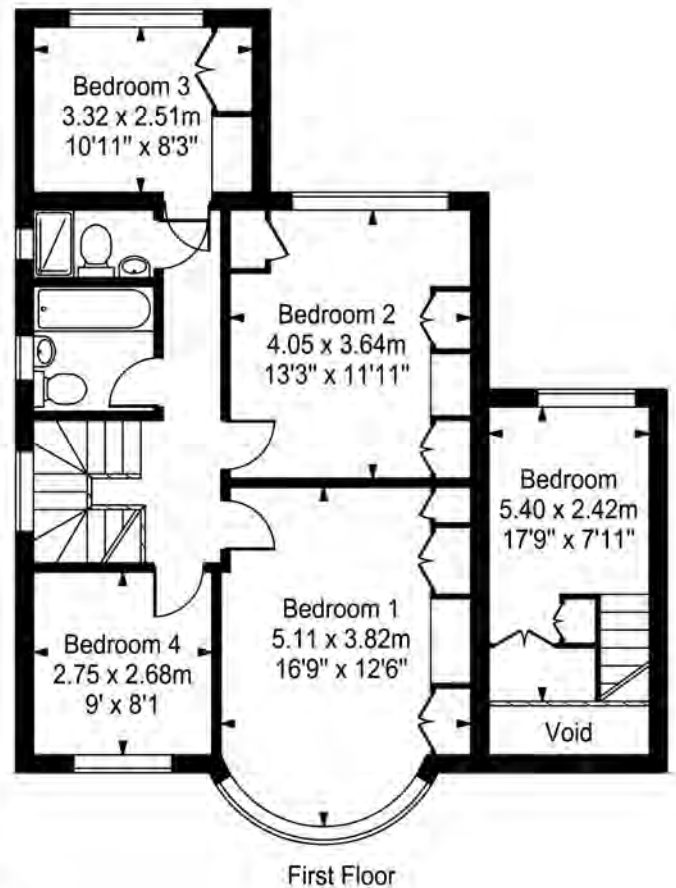
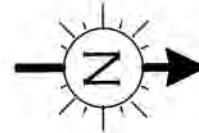
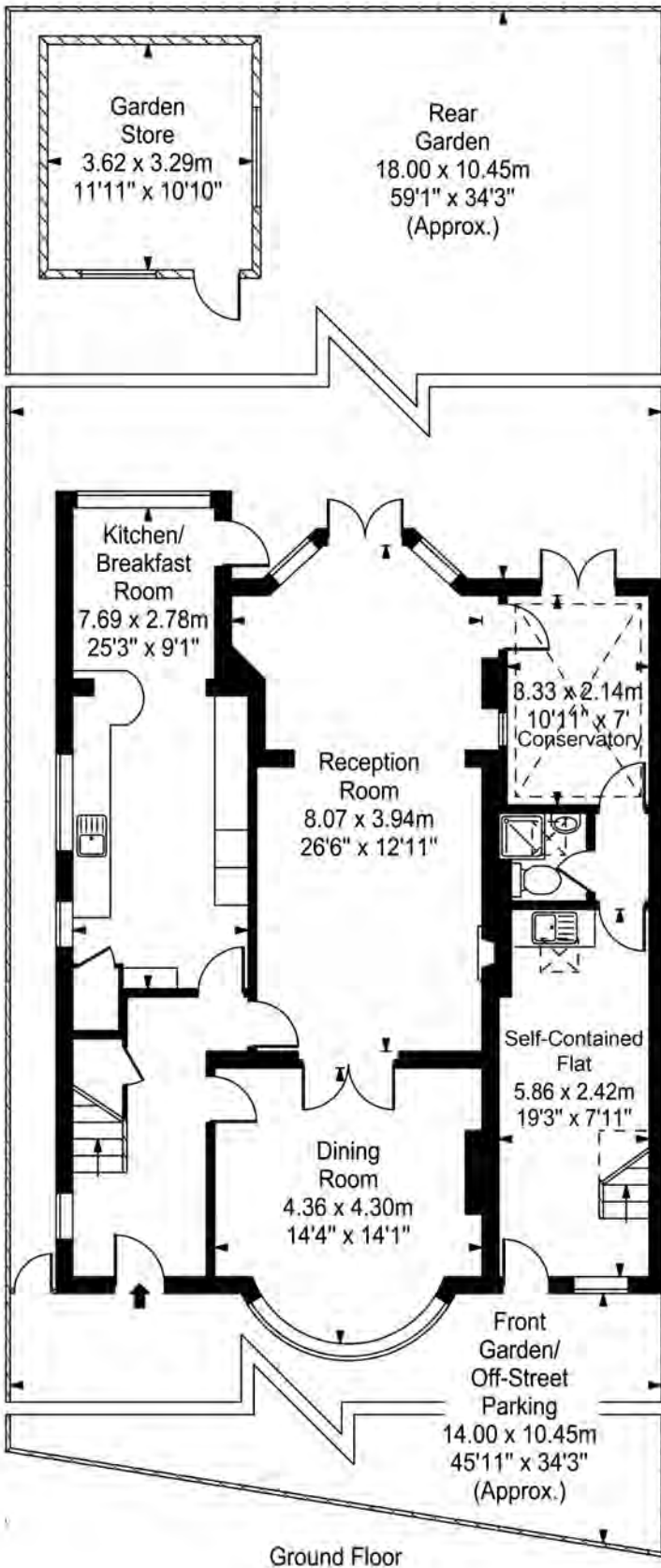
020 8549 5099

www.mervynsmith.co.uk

Lauderdale Drive

Approx. Gross Internal Area

188 Sq M - 2023 Sq Ft



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:

Carolina style entrance door.

ENTRANCE HALL:

Frosted leaded style double glazed side window, laminate floor, cornice, understair cupboard also housing Worcester Greenstar boiler.



FRONT RECEPTION / DINING ROOM Abt. 14 ft 4 x 14 ft 1 (4.36m x 4.30m)

Leaded style bow window to front with contoured radiator, laminate floor, cornice, double doors to rear reception.



REAR RECEPTION / LOUNGE Abt. 26 ft 6 x 12 ft 11 max (8.07m x 3.94m)

Open fireplace with mantelpiece, hearth and grate, cabinets and shelving to each side, wall light fittings, cornice, radiators, arch to extended rear area with double glazed French doors and windows to garden and side glazed panel and door to conservatory room.



DOUBLE ASPECT KITCHEN/BREAKFAST: Abt 25 ft 3 x 9 ft 1 (7.69m x 2.78m)

Units fitted at eye and base level, granite worktops and upstands, inset twin bowls, inbuilt Neff conventional oven and separate grill, inset Neff induction hob, door to pantry cupboard, breakfast bar with space for stools under, rear dining area with space for table and chairs, wall lights, radiator, double glazed window to side, double glazed rear window and door to garden.



CONSERVATORY ROOM Abt. 10 ft 11 x 7 ft (3.33m x 2.14m)

Tiled floor, wall lights, radiator, double glazed French doors to patio and garden. Interior door through to a lobby with shower room and through to the front studio room



SHOWER ROOM:

Walk in shower, wash hand basin, WC, skylight window.

STUDIO ROOM Abt. 19 ft 3 x 7 ft 11 (5.86m x 2.42m) (conversion of the former garage)

Stable door and window to front, spotlights, laminate floor, radiator, sink unit with cabinet under, room for fridge freezer, velux skylight, paddle style staircase up to a bedroom created over the former garage allowing this whole side area to operate as a self contained annex.





BEDROOM 5: (over the studio room) Abt. 17 ft 9 max x 7 ft 11 (5.40m max x 2.42m)
Casement window to rear, radiator, spotlights, double doors to wardrobe cupboard, double doors to eaves storage.



MAIN STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING:

Double glazed side window, balustrade, trap to loft.

BEDROOM 1: (front) Abt. 16 ft 9 into bay x 12 ft 6 (5.11m x 3.82m)

Leaded style bow window with contoured radiator, cornice, inbuilt wardrobe cupboards with centre dressing table unit and drawers.



BEDROOM 2: (rear) Abt. 13 ft 3 x 11 ft 11 (4.05m x 3.64m)

Double glazed window to garden aspect, radiator, cornice, inbuilt wardrobe cupboards with centre dressing table unit, airing cupboard housing hot water cylinder.



BEDROOM 3: (rear) Abt. 10 ft 11 x 8 ft 3 (3.32m x 2.51m)

Double glazed window, radiator, fitted wardrobe cupboards plus fitted shelving and drawers.



BEDROOM 4: (front) Abt. 9 ft x 8 ft 1 (2.75m x 2.68m)

Double glazed front window, radiator.



MAIN FAMILY BATHROOM:

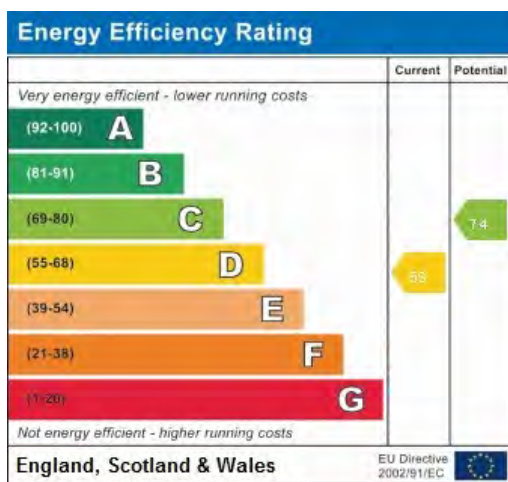
Panel enclosed bath with shower and screen over, tiled walls and floor, wash hand basin with cabinet under, WC, heated towel rail, frosted double glazed window.



ADDITIONAL SHOWER ROOM:

Walk in shower wash hand basin, WC, radiator, frosted window.

ENERGY EFFICIENCY RATING: BAND D



OUTSIDE:

FRONT GARDEN with path and border, lawn and ornamental pond, brickblock off street parking drive, established wisteria.

SIDE with gate and passage round to

REAR GARDEN Abt. 59 ft 1 x 34 ft 3 (18m x 10.45m)

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

EXTERIOR GARDEN STORE/ PLAYHOUSE: Abt. 11 ft 11 x 10 ft 10 (3.62m x 3.29m) with power.





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

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