





67 Buckingham Road

Richmond, Richmond

3 BED END TERRACE house on corner plot with possibilities to extend to loft and side (stpc). NO CHAIN/Vacant. Ground floor WC. Off street parking for 2+cars. Nr Grey Court, German & Russell Schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 BEDROOM END TERRACE HOUSE on a corner plot offering opportunities to extend into the loft and to the side (stpc) as recently done on similar house close by on similar plot.
- NO ONWARD CHAIN and VACANT POSSESSION!
- EPC RATING Band C - Cavity wall insulation, 300mm loft insulation, double glazing and gas central heating system with a Worcester condensing boiler.
- Dropped kerb to off street parking for 2+cars.
- Separate WCs on both floors. 1st floor tiled bathroom.
- Fitted kitchen with oven, hob, dishwasher included. UTILITY/storage outbuilding with worktop, spaces for appliances, wall mounted boiler, double glazed windows.
- Within very close reach of Ofsted Outstanding Grey Court School, the German Russell School.
- Well presented with neutral dec and fitted kitchen units.
- Just round the corner from the l Ham Copse to the riverside, Ham Polo Ground

Hall

Entrance door with double glazed panels, grey laminate flooring, double glazed window to side, radiator, understair store space, door to WC.

Ground Floor Cloakroom

WC and wash hand basin with tile splashback, wall mirror, extractor.

Lounge/diner

21' 2" x 14' 6" (6.46m x 4.42m)

Double aspect room with double glazed window to rear and Georgian bay to front, radiators each end, grey laminate flooring, spotlights.

Kitchen

11' 10" x 10' 1" (3.61m x 3.08m)

Two double glazed windows and rear access door to garden, units fitted at eye and base level, worktops and upstands, inbuilt oven, inset induction hob, dishwasher, inset sink, tiled floor.

Landing

Stairs form hall to 1st floor landing with double glazed side window, balustrade, trap to loft and doors to all rooms.

Bedroom 1 (rear)

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed window to rear, laminate flooring, radiator, door to inbuilt wardrobe cupboard.

Bedroom 2 (front)

10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed front window, laminate flooring, radiator, door to inbuilt wardrobe cupboard.

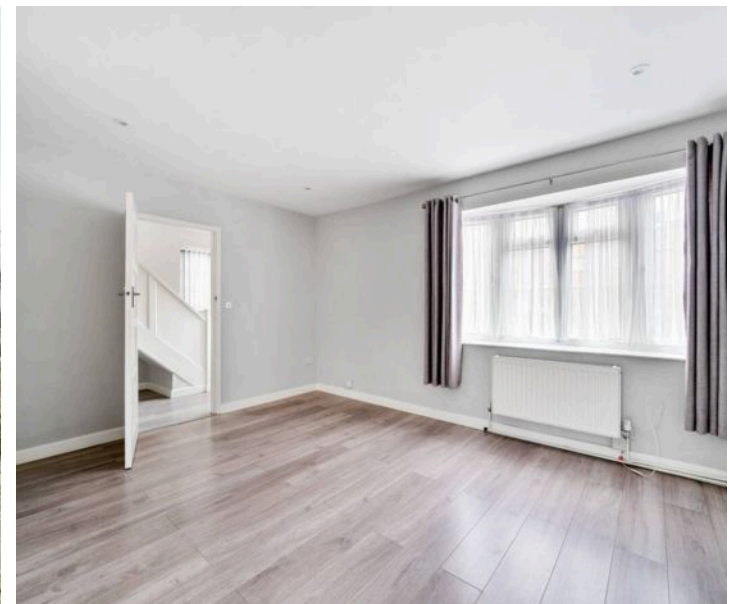
Bedroom 3 (front)

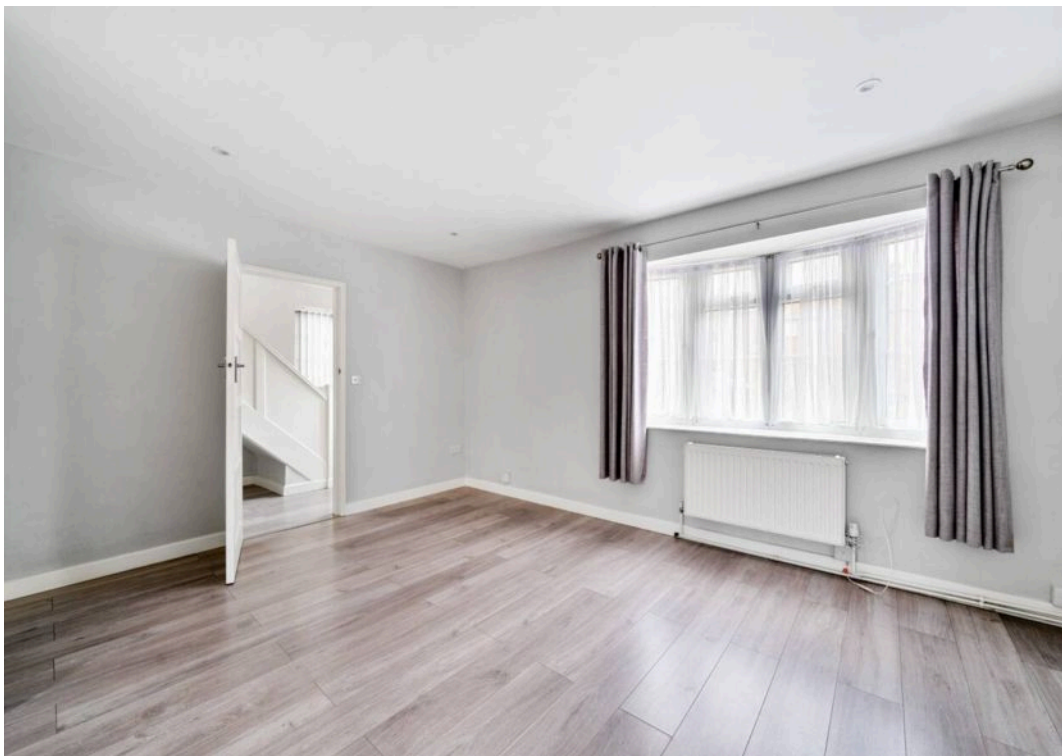
9' 11" x 7' 9" (3.01m x 2.35m)

Double glazed front window, radiator, over stair shelf.

Bathroom

Panel enclosed bath with shower mixer and screen, pedestal wash hand basin, WC, tiled floor, spotlights, two double glazed windows.





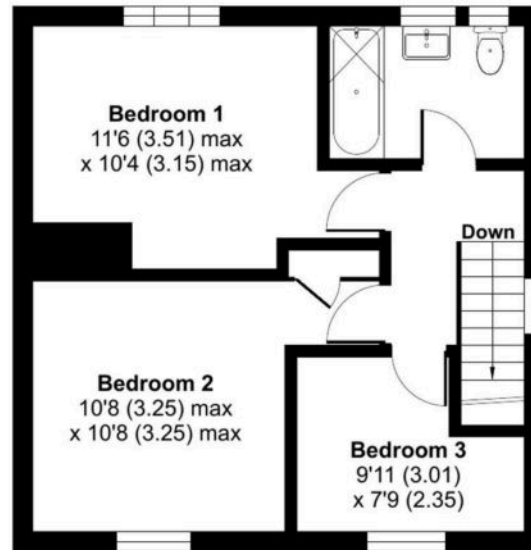
Buckingham Road, Richmond, TW10

Approximate Area = 869 sq ft / 80.7 sq m

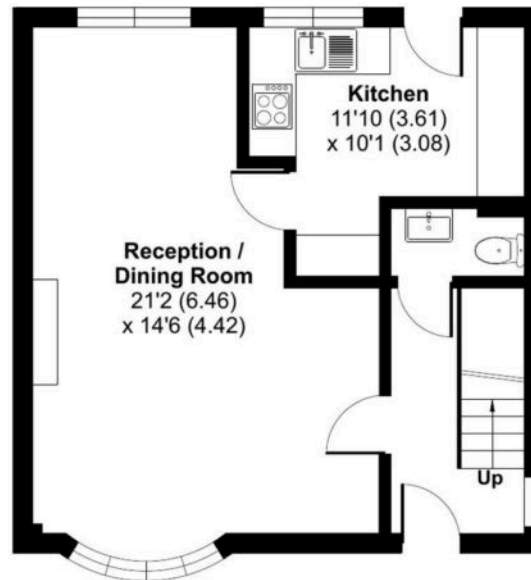
Outbuilding = 58 sq ft / 5.3 sq m

Total = 927 sq ft / 86 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

