







## Murray Road

Richmond, Richmond

Spacious 4-bed house near Grey Court School, over 100 sqm, triple-glazed windows, expansive outdoor space with patio, garden, and storage. Close to amenities and sports facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious FOUR BEDROOM family house over 100 sqm with a generous rear garden.
- Bright double aspect lounge/dining room. Roomy kitchen.
- Triple glazing : Gas central heating system with a recently installed efficient Vaillant Ecofit Pure condensing boiler.
- In a residential road within close reach of Ofsted Outstanding Grey Court School.
- 1st floor bathroom and separate cloakroom. Additional exterior WC off the garden, - handy for barbecues and children's parties!
- Generous bedroom sizes, two with inbuilt cupboards in addition to the room dimensions.
- Close to lots of recreational amenities including the open spaces of Ham Riverside Lands, TYM Marina, nearby allotments and children's playground, horse paddocks, playing fields and tennis courts.
- Walk or cycle along the towpath and into Richmond town centre Twickenham riverside and Mark
- In the other direction head to Twickenham with access over to The Anglers with riverside

**MERVYN  
SMITH**  
ESTABLISHED 1975



### Hall

21' 4" x 13' 3" (6.50m x 4.04m)

Carolina style entrance door, opaque glass double glazed window, coatrack, radiator, laminate flooring, spaces for appliances, door to understair cupboard

### Double aspect reception room

21' 4" x 13' 3" (6.50m x 4.04m)

Laminate flooring, double glazed windows to rear and front, two radiators.

### Kitchen

11' 9" x 10' 5" (3.58m x 3.18m)

Units fitted at eye and base level. door to pantry cupboard with shelving and interior light, door to understair storage/meter cupboard, worktops and splashbacks, inset gas hob with hood over, in built electric oven, inset sink unit, wall mounted Vaillant Ecofit Pure condensing combi boiler, double glazed window and door to garden. Also situated in corner of kitchen is the original Larder which keeps food storage fresher for longer due to cool temperature from side alleyway all year round.

### Landing

Stairs from hall to 1st floor landing with trap to loft and doors to all rooms.

### Front Left Bedroom 1

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to front, radiator, door to inbuilt wardrobe cupboard in addition to given room dimensions.

### Front Right Bedroom 2

Door to inbuilt wardrobe cupboard in addition to given room dimensions, radiator, double glazed window to front.

### Rear Left Bedroom 3

10' 3" x 10' 2" (3.12m x 3.10m)

Inbuilt cupboard, double glazed window to rear, radiator.

### Rear Right Bedroom 4

10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed window to rear, radiator.

### Bathroom





# Murray Road, Richmond, TW10

Approximate Area = 1092 sq ft / 101.4 sq m

Outbuilding(s) = 114 sq ft / 10.6 sq m

Total = 1206 sq ft / 112 sq m

For identification only - Not to scale

