





28 Buckingham Road

Petersham, Richmond, TW10

- NEW! 3 Bedroom House with 64 ft rear garden and lots of potential in this sought after locale between Grey Court School and the Russell and German Schools.
- NO ONWARD CHAIN! House will be vacant from end of July.
- Bright double aspect lounge/dining room over 7 metres with front bay and rear views to garden.
- 2 double bedrooms both with inbuilt store cupboards, good size 3rd single bedroom, bathroom and separate cloakroom.
- EPC Rating BAND C. Double glazing, loft insulation, gas central heating system with a Worcester condensing boiler.
- Renovated roof.
- Sunny garden with patio and lawned areas, exterior store sheds, pond and greenhouse.
- Options to extend to the rear and loft (STPC) as similar houses in the road have done.
- Near the open spaces of Ham Copse leading to Ham Polo Grounds, Ham House (NT) and the Tames towpath. Walk to Richmond or through historic Petersham village to Richmond Park at Petersham Gate.

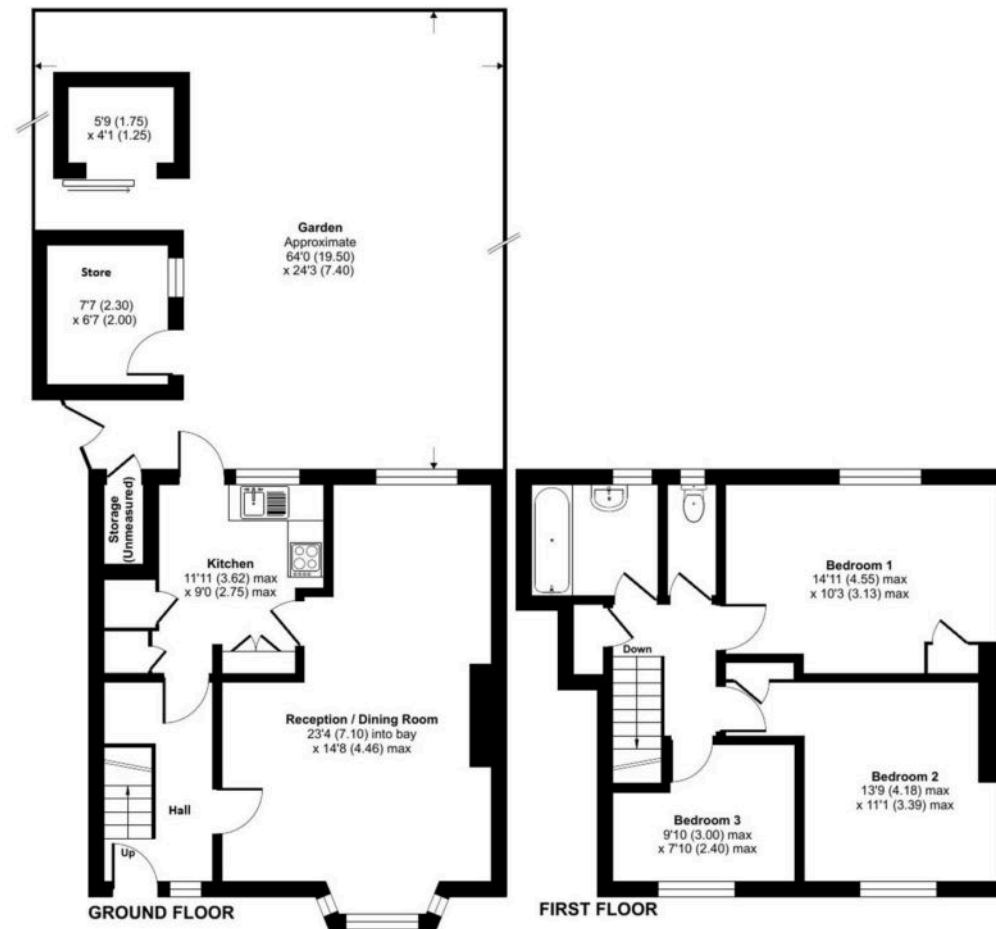
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Approximate Area = 935 sq ft / 86.8 sq m

Outbuildings = 74 sq ft / 6.8 sq m

Total = 1009 sq ft / 93.6 sq m

For identification only - Not to scale



Hall

Carolina style entrance door, woodblock floor, understair store space, radiator, double glazed front window.

Lounge/Dining Room

23' 4" x 14' 8" (7.10m x 4.46m)

Bright double aspect room with double glazed front bay and rear double glazed window to gardens, laminate floor, two radiators.

Kitchen

11' 11" x 9' 0" (3.62m x 2.75m)

Fitted units at eye and base level, fitted dresser, door to pantry cupboard with shelving and window, sink unit, storage/meter cupboard, spaces for cooker, washing machine and fridge freezer, sink unit, rear double glazed window and door to garden.



1st Floor Landing

Door to storage cupboard, balustrade, trap door to loft, doors to all rooms.

Bedroom 1

14' 11" x 10' 3" (4.55m x 3.13m)

Radiator, laminate floor, double glazed rear window, store cupboard.

Bedroom 2

13' 9" x 11' 1" (4.18m x 3.39m)

Double glazed front window, radiator, store cupboard.

Bedroom 3

9' 10" x 7' 10" (3.00m x 2.40m)

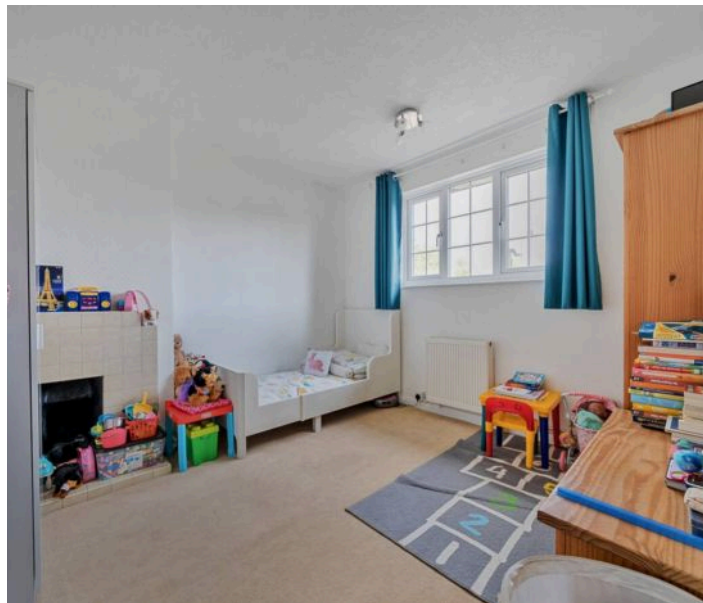
Radiator, double glazed front window, reduced to one corner by over stair shelf.

Bathroom

Panel enclosed bath, shower rail and curtain, tile surround, pedestal wash hand basin, frosted double glazed window, heated towel rail.

Separate Cloakroom

WC, frosted casement window.



OUTSIDE

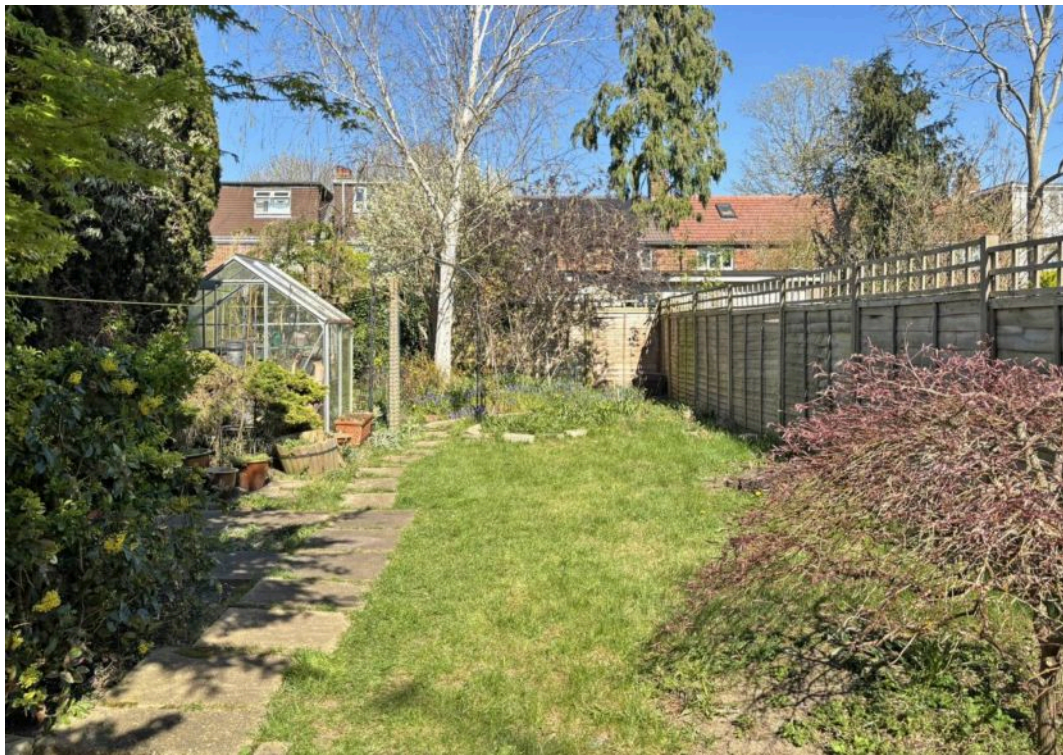
Formal front garden with paving and established bushes.

Covered side passageway shared with neighbouring house to left.

Rear Garden 64 ft x 24 ft

Paved patio to immediate rear of house, outside tap, door to store cupboard (former exterior WC), door to brick built store with window, ornamental pond, main area grassed with borders, trees and greenhouse.







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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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