



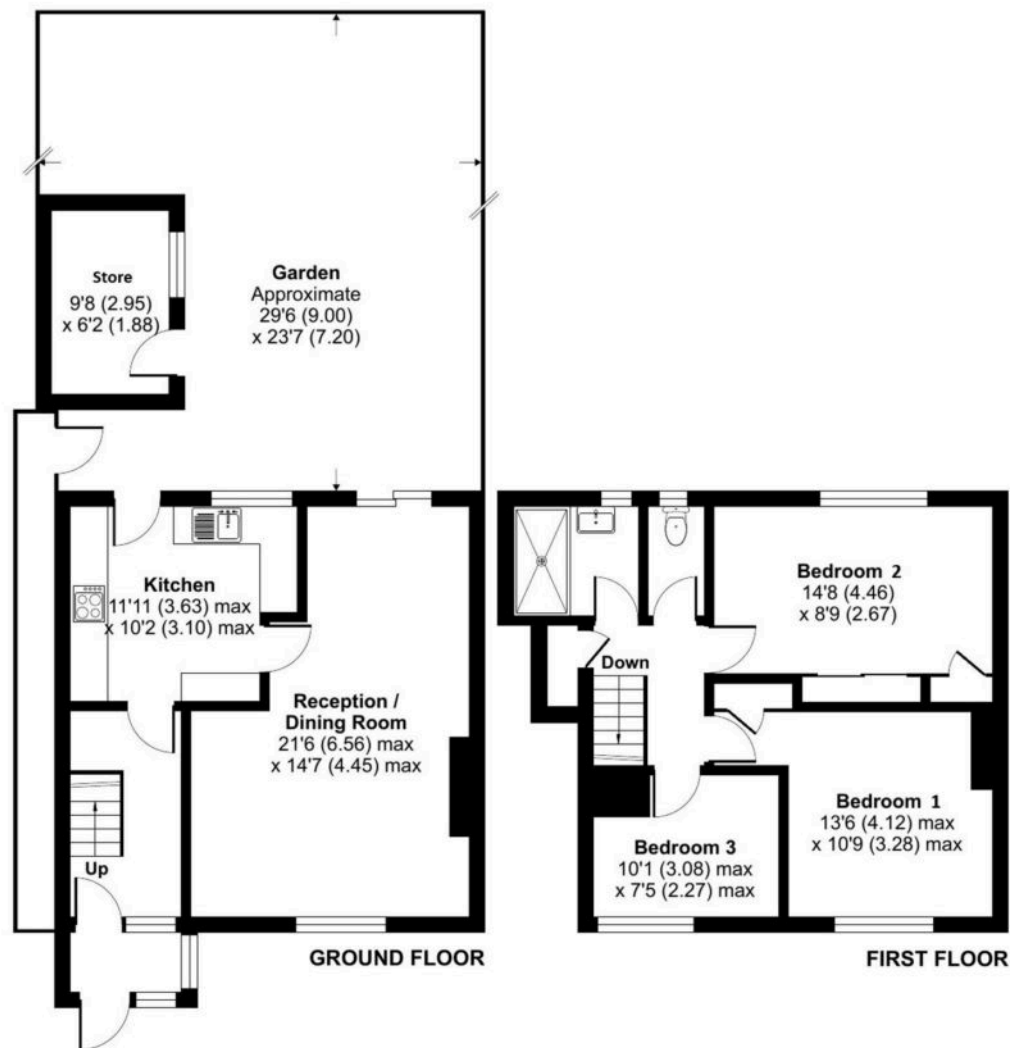
Clifford Road, Richmond, TW10

Approximate Area = 959 sq ft / 89.1 sq m

Outbuilding = 59 sq ft / 5.5 sq m

Total = 1018 sq ft / 94.6 sq m

For identification only - Not to scale





Clifford Road, Petersham, Richmond

- 3 bedroom house at sought after locale near the Russell, Grey Court and German Schools. Lots of potential to remodel, upgrade and extend!
- Ready for a quick sale with vacant possession and no onward chain.
- Bright double aspect lounge/dining room with engineered maple wood floor and fireplace.
- Roomy kitchen/breakfast room with integral oven, grill, gas hob and other appliances included.
- Inbuilt wardrobe cupboards to the 2 main bedrooms : Good sized single 3rd bedroom.
- Charming rear garden and brick store/outbuilding with a window and a renovated roof.
- Added double glazed front porch : Gas central heating system : Double glazing : CAVITY WALL INSULATION.
- Moments from the open spaces of Ham Copse leading across to Ham Polo Club, Thames towpath, ferry and Ham House (NT). The house is also within reach of nearby Richmond Golf Club and the famous Petersham Nurseries and Richmond Park.
- Nearby choice of buses into central Richmond and Kingston.

Porch

Leaded style double glazed door and windows, tiled floor, further entrance door into hall.

Hall

Radiator, understairs store space.

Lounge/Dining Room

Double aspect room with leaded style double glazed windows to front and sliding double glazed patio doors to the garden. Engineered maple wood floor, two radiators, flame effect gas fire in brick effect fireplace surround with mantelshelf and tiled hearth.

Kitchen/Breakfast Room

Tiled floor, space for table and chairs, kitchen units fitted at eye and base level, worktops and splashbacks, inset sink, inset gas hob with steel backpiece and hood, inbuilt electric oven and separate grill, washing machine, dishwasher, larder fridge, wall mounted boiler, double glazed rear window and door to garden.



1st floor landing

Stairs from hall to 1st floor landing with balustrade, trap door to loft and door to store cupboard.

Bedroom 1 (front)

Leaded style double glazed window, radiator, range of fitted wardrobes with mirrored doors, dresser cabinets with wall mirror and eye level lockers over.

Bedroom 2 (rear)

Double glazed window overlooking garden, radiator, mirrored sliding doors to inbuilt wardrobe cupboards, door to airing cupboard housing with hot water cylinder and slatted shelving.

Bedroom 3 (front)

Double glazed leaded style window to front, radiator, room dimensions reduced by over stair shelf to one corner.

Bathroom

Walk in shower with glass screen, tiled walls, wash hand basin with drawers under, heated towel rail, laminate floor, frosted double glazed window.

Separate Cloakroom

WC, laminate floor, frosted double glazed window.



Formal front garden with wrought iron gate, feature paving and slate chippings.

Rear Garden with outside tap and light, brick store/outbuilding with window and renovated tiled roof, paved patio terrace, shingled and grassed areas, borders and brick planter.

(Access to front via passageway shared just with the neighbouring house).





Clifford Road, Petersham, TW10

Council Tax band: E (Richmond Upon Thames)

Tenure: Freehold

EPC Energy Efficiency Rating: D

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