



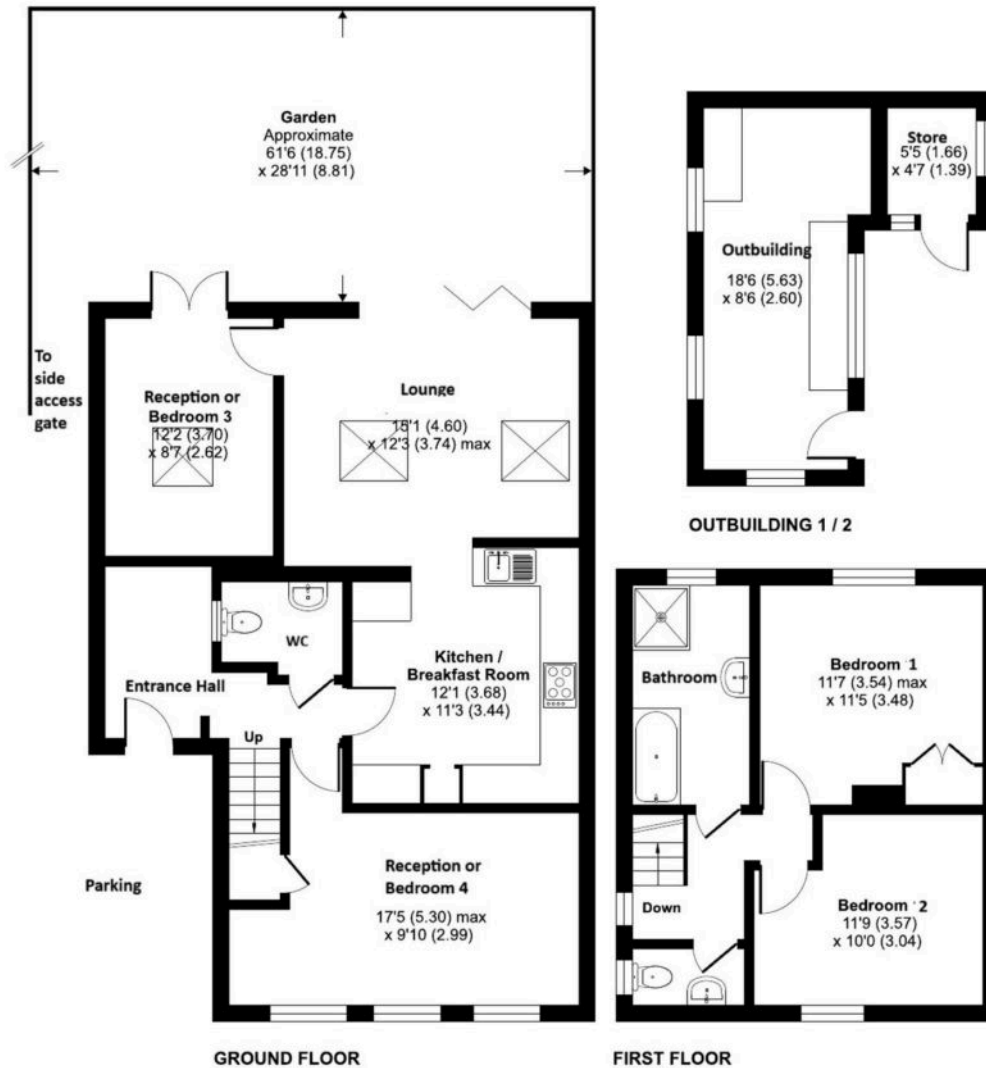
Latchmere Close, Richmond, TW10

Approximate Area = 1144 sq ft / 106.2 sq m

Outbuilding = 167 sq ft / 15.5 sq m

Total = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



- Beautifully extended and remodelled 3/4 Bedroom Semi Detached House with parking and 60 ft garden in a quiet residential close between Tudor Drive and leafy Church Road.
- Ground floor extended to the rear and side with welcoming entrance hall, cloakroom, central kitchen/breakfast room opening out into rear lounge with folding doors out to the garden.
- Two other ground floor rooms which could function as additional receptions, offices or bedrooms as required.
- 1st floor family bathroom with both a walk in shower enclosure and a bath, plus separate cloakrooms on each floor.
- Super fitted kitchen with white quartz tops & upstands, inset Belfast sink with monobloc tap and integral dishwasher to side, stylish black Smeg range cooker with ovens, wide hood & 7 burner gas hob.
- EPC Rating BAND C - fully double glazed, air conditioning to kitchen and lounge, efficient Worcester condensing boiler.
- Tranquil location only a short walk through to Tudor Drive with bus services, local shops, Post Office and library. In the other direction the Close leads out to Ham Common Woods and the Park.
- Lovely secluded garden over 60 x 28 ft with lawn, patio, borders and palm tree.
- Multifunctional triple aspect outbuilding with windows to front, rear and sides. Separate store.
- Generous off street parking on hardstanding to front and side of house.

Entrance Hall

L shaped space with uPVC entrance door, radiator, laminate flooring, skylight window, wall mounted Worcester condensing boiler.

Cloakroom

WC, wash hand basin with drawers under, wall mounted cabinet, leaded light.

Kitchen/Breakfast

12' 1" x 11' 3" (3.68m x 3.44m)

Units fitted at eye and base level with white quartz tops and upstands, inset wine rack and shelving, peninsula unit with inset Belfast sink with monobloc tap and integral dishwasher to side, stylish black Smeg range cooker with ovens, warmer compartments and 7 burner gas hob, wide fitted Smeg hood over, recess for fridge/freezer, spaces for washing machine and separate dryer, spotlights, grey laminate wood floor, arch opening through to rear lounge.

Lounge

15' 1" x 12' 2" (4.60m x 3.70m)

Grey wood laminate flooring, radiator, air conditioning unit, two skylight windows and double glazed folding doors across the rear to patio and garden.

Rear Bedroom/Reception 3

12' 2" x 8' 7" (3.70m x 2.62m)

Grey wood laminate flooring, radiator, skylight window and double glazed French doors to garden.

Front Room - Reception 2 or Bedroom 4

17' 5" x 9' 10" (5.30m x 2.99m)

Three double glazed windows to front aspect, radiator, door to understairs storage cupboard.



Stairs from Hall to 1st Floor Landing

Radiator, double glazed window to side, balustrade, doors to all rooms.

1st Floor Cloakroom

Wash hand basin with tiled splashback, WC, frosted double glazed side window.

Bedroom 1

11' 7" x 11' 5" (3.54m x 3.48m)

Double glazed window overlooking garden, radiator, double doors to wardrobe cupboard.

Bedroom 2

11' 9" x 10' 0" (3.57m x 3.04m)

Radiator, double glazed window to front.

Bathroom

Walk in shower enclosure, pedestal wash hand basin, fitted store cabinet with shelf over, wall mounted cabinet, panel enclosed bath, radiator, double glazed frosted window.



Rear Garden 61.5 ft x 28.9 ft

Entrance gate to the side of the hall, paved patio to immediate rear of house and to side, main lawned area, planted areas and borders, palm tree, rear terrace, store and outbuilding.

Outbuilding and Store

18' 6" x 8' 6" (5.63m x 2.60m)

Multifunctional triple aspect outbuilding with windows to front, rear and sides. Door to adjoining store.


Frontage

Hardstanding off street parking for 2+ cars to front and side of house





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Latchmere Close, TW10 5HQ

Council Tax band: C, Tenure: Freehold

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