



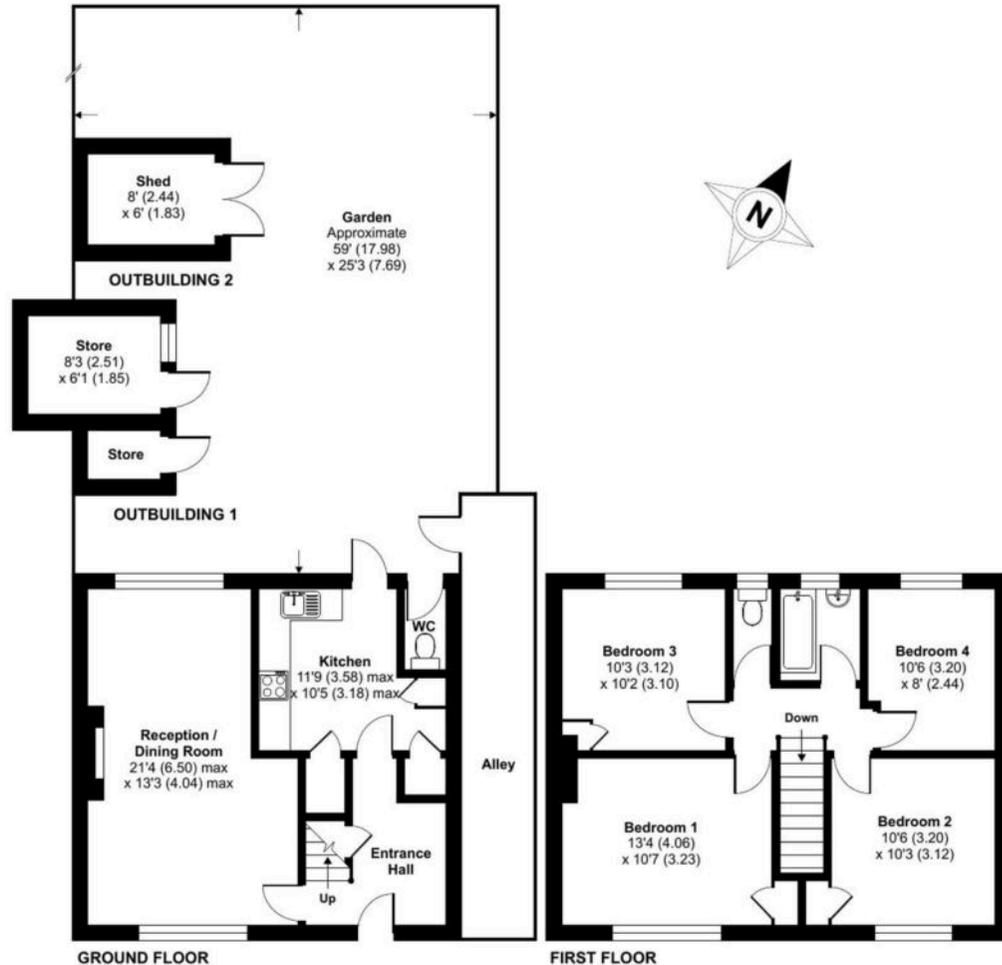
Murray Road, Richmond, TW10

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



Murray Road

Spacious 4-bed house near Grey Court School, boasting over 100 sqm of floor space, triple-glazed windows, and generous outdoor space with patio, garden, and storage. Ideal for family living.

- Generous bedroom sizes, two with inbuilt cupboards in addition to the room dimensions.
- Bright double aspect lounge/dining room. Roomy kitchen.
- Triple glazing : Gas central heating system with a recently installed efficient Vaillant Ecofit Pure condensing boiler.
- 1st floor bathroom and separate cloakroom. Additional exterior WC off the garden, - handy for barbecues and children's parties!
- Close to lots of recreational amenities including the Riverside Lands, TYM Marina, nearby allotments and children's playground, horse paddocks, playing fields and tennis courts.
- Walk or cycle along the towpath to Ham House and into Richmond town centre, or Ferry across to Twickenham riverside and Marble Hill House.
- In the other direction head to Teddington Lock with access over to The Anglers with riverside dining/pub choirs and quiz nights, or move along to shops and dining on Teddington High Street.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1248300

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

Wash hand basin with cabinet under, radiator, tiled walls, frosted double glazed window, panel enclosed bath with shower mixer and shower rail and curtain over.

Separate Cloakroom

Frosted double glazed window, WC.



FRONT GARDEN

Mostly grassed with borders of many established perennial plants. Easily maintained from Roses, Hydrangeas and Lavender which won Richmond in Bloom awards in the community.

SIDE PASSAGEWAY - Shared with the neighbouring house round to a gate into the private rear garden.

REAR GARDEN over 59 ft x 25 ft

Patio area to immediate rear of the house, outside tap, access gate to side passage shared with the neighbouring house, door to exterior WC, two doors into brick built storage cupboards with tiled pitched roof, garden shed, main lawned area and rear patio.

- These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 