



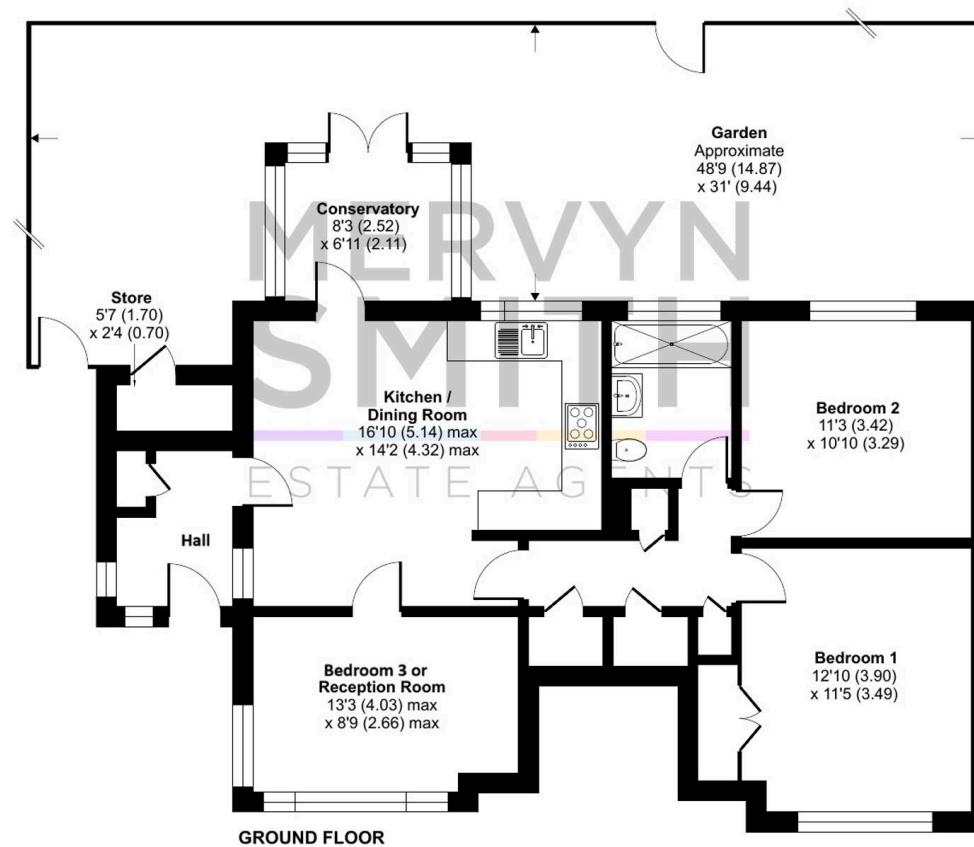
Watermill Close, Richmond, TW10

Approximate Area = 905 sq ft / 84 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 918 sq ft / 85.2 sq m

For identification only - Not to scale



- Bright and spacious well presented 2/3 BEDROOM SEMI DETACHED GROUND FLOOR MAISONETTE with a conservatory and wide and sunny PRIVATE REAR GARDEN.
- Lovely location set back from the road in a quiet leafy crescent with garden area and off street parking bays to the front.
- Super open plan style kitchen/diner with tiled flooring, smart fitted units and integral dishwasher, fridge-freezer, oven and 5 burner gas hob.
- Elegant tiled flooring flows through the hall, kitchen/diner, lounge/bedroom three, and on through the inner lobby to the bathroom.
- Double doors off the kitchen/diner to added double glazed conservatory room. French doors to wide private garden with lawn, patio, borders, brick store shed and side gate.
- Gas central heating system with an efficient Worcester Greenstar condensing combi boiler.
- Lots of internal storage cupboards plus external brick built store shed.
- Offered with NO ONWARD CHAIN. No service charges apart from contribution to block building insurance.
- GARAGE also available for sale in the road subject to separate negotiation.
- The lease is currently short. It can be extended at the owners expense if buyers wait or alternatively the property can be bought at a discount to cover the cost of the lease extension.
- Within reach of outstanding Grey Court School and close to a choice of primary schools and nurseries. Near to buses to central Kingston & Richmond. Nr shops inc. Tesco, Post Office and Swiss Bakery.



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Hall

Entrance door into roomy hallway with tiled floor, frosted windows to front and side, radiator, door to cloaks cupboard with hanging and shelving over.

Front Reception/Bedroom 3

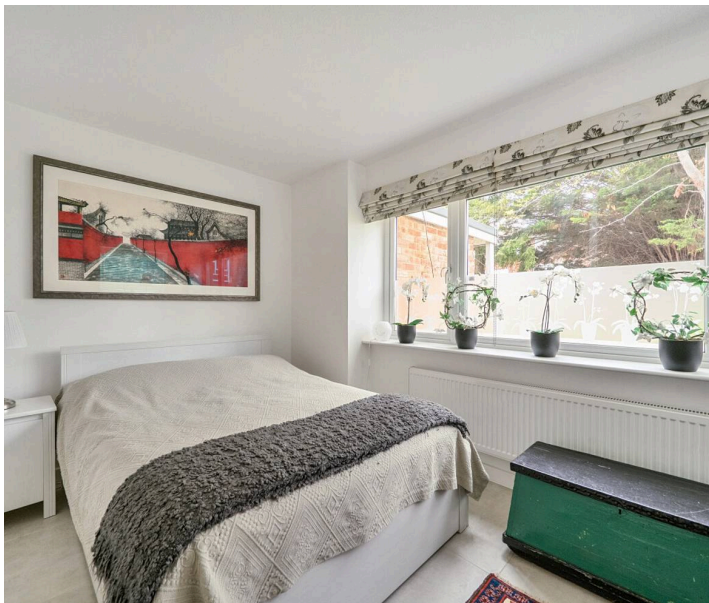
Currently arranged as a bedroom but could equally be a lounge/TV room. Double aspect room with double glazed windows to side and to front garden, radiator, tiled floor.

Kitchen/Dining Room

Tiled floor, vertical radiator, space for dining table and chairs, kitchen units fitted to 3 sides with worktops and splashbacks, inset 5 burner gas hob, inbuilt oven, microwave shelf, inset one and a half bowl sink unit, integral dishwasher, integral fridge/freezer, double glazed window to garden and doors to conservatory.

Conservatory

Double glazed windows to sides and to rear plus door out to garden.



Inner Lobby

Glazed door from kitchen/diner, tiled floor, utility cupboard housing washer/dryer, wall mounted Worcester Greenstar condensing combi boiler. deep storage cupboards and meter cupboard, doors to bedrooms and bathroom.

Bedroom 1

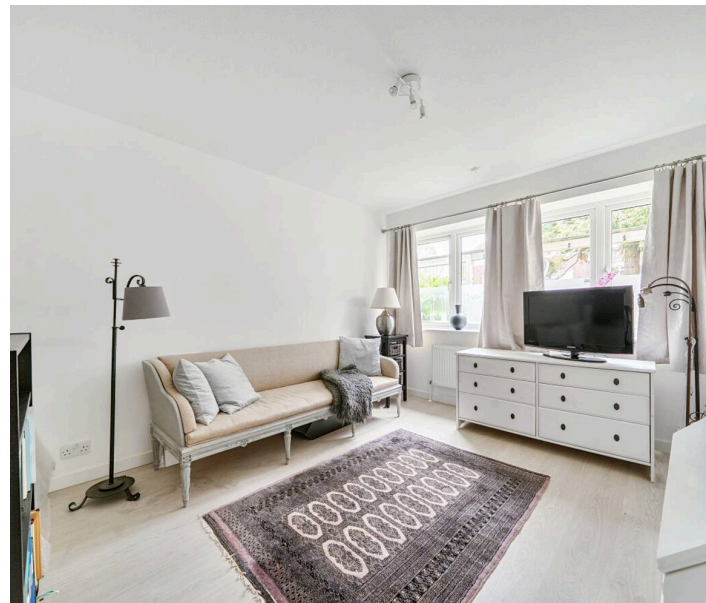
Double glazed window to front garden, radiator, laminate floor, double doors to inbuilt wardrobe cupboard with hanging and shelf over in addition to given room dimensions. (Currently arranged as a lounge).

Bedroom 2

Double glazed window to garden, radiator, laminate floor.

Bathroom

White suite comprising panel enclosed bath with shower mixer, rail and curtain, wash hand basin with cabinet under and WC. Heated towel rail, tiled floor, double glazed window.



Front Garden

Grassed areas to the front of the two front rooms. Grassed side area with path and hedges.

Rear Garden

Mainly grassed with borders, paved patio, door to brick built store shed and side gate.

Garage

A garage in the road with a separate Land Title is also available to purchase subject to separate negotiation.

- The lease is currently only over 36 years remaining. (99 years from 25/03/1963) The vendor has instructed a valuer to start the lease extension process. If buyers are prepared to wait, the lease could be extended at the owners expense prior to completion. Alternatively the property could be bought at a significant discount to cover the cost of the future lease extension. There is an argument to wait for proposed changes in the legislation before extending the lease as the cost may be less and the extension may add more years. The law has already changed to allow a new owner to apply to extend a lease immediately upon becoming the owner.

Council Tax Band D : Energy Rating Band D







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