







18 Conyers Close, Richmond, DL10 4PW

£1,300 Per month

marcus alderson estate agents

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ENTRANCE HALLWAY
With a part glazed composite front door, central heating radiator, meter cupboard housing the gas meter. Staircase to the first floor and lower ground floor. Doors to study/play room and lounge/bedroom 4.

STUDY/PLAY ROOM 3.20 x 2.83 (10'5" x 9'3")
This is a versatile room that was originally part of the garage with a central heating radiator, laminate flooring and door to shower room/w.c.

SHOWER ROOM/W.C
Shower with tiling, shower mixer bar and shower head, shower screening, low level w.c, hand basin with vanity below, down lighting, laminate flooring and extractor fan.

LOUNGE / BEDROOM 4 4.97 x 3.30 (16'3" x 10'9")
At the rear of the property with two UPVC double glazed windows, central heating radiator, wood effect flooring and TV point.

LOWER GROUND FLOOR

HALLWAY
With a central heating radiator. Doors lead into the kitchen / family room, Dining Room / living Room and utility room.

KITCHEN / FAMILY ROOM 4.95 x 3.27 (16'2" x 10'8")
Fitted with one and half sink united by mixer tap, a range of base, drawer and wall units, four ring induction hob, below oven and above extractor fan. Laminate flooring, brick tiling to splash areas, down lighting and central heating radiator. UPVC French doors to rear patio area and UPVC window to rear.

DINING ROOM / LIVING ROOM 4.03 x 2.58 (13'2" x 8'5")
Central heating radiator, laminated flooring and glass French doors leading into the open plan kitchen/family room.

UTILITY ROOM 1.92 x 1.77 (6'3" x 5'9")
Fitted with base units and worktops with brick tiling to splash backs. Separate worktop allowing voids for washing machine and above dryer. Extractor fan, central heating radiator and laminated flooring.

FIRST FLOOR

LANDING
With a large over the stairs storage cupboard. Loft hatch providing access into the roof void which has a loft ladder, light and is partially boarded. Doors lead into the three bedrooms and family bathroom.

BEDROOM 1 4.17 x 2.81 (13'8" x 9'2")
Two UPVC windows to front and central heating radiator.

BEDROOM 2 3.32 x 2.84 (10'10" x 9'3")
UPVC window to rear enjoying far reaching countryside views. Central heating radiator.

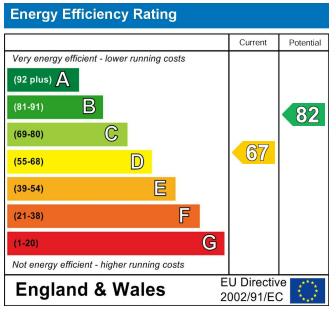
BEDROOM 3
UPVC window to rear enjoying far reaching countryside views. Central heating radiator.

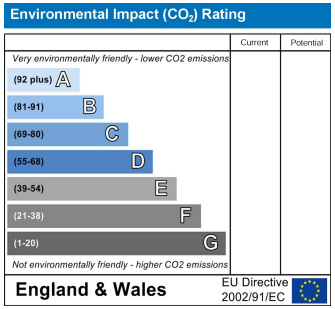
BATHROOM W.C 1.98 x 1.58 (6'5" x 5'2")
Panelled bath with mixer shower bar and shower screen, low level w.c, hand basin with vanity cupboard below, centra heating radiator and UPVC window to front.

EXTERNALLY
To the front of the property there is a driveway providing off road car parking for two vehicles and a security light.

To the rear is a large paved patio area, lawned area and gate giving access to rear passage for bin access.

STORE
Previous garage, now storage area having up and over garage door, electric and water.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and total units, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.