



**MERVYN
SMITH**
ESTABLISHED 1975

76 Meadlands Drive, Richmond
Guide Price **£710,000**



76 Meadlands Drive

Richmond, Richmond

Three-bedroom family home with south-facing garden in sought-after Meadlands Drive. Approx. 954 sq ft with bright through reception, modern kitchen, bathroom, and scope to extend (STPC). Excellent schools, green spaces, and bus links to Richmond and Kingston nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approx. 954 sq ft (88.5 sq m)
- Three bedrooms (two doubles and a single)
- Double-aspect reception/dining room (21'4 x 14'7)
- Modern fitted kitchen with garden access
- White-tiled bathroom plus separate WC
- 61ft south-facing garden with brick-built shed
- Scope to extend (STPC) to rear and loft
- Double glazing and gas central heating
- Excellent school catchment area
- Convenient for buses to Richmond and Kingston



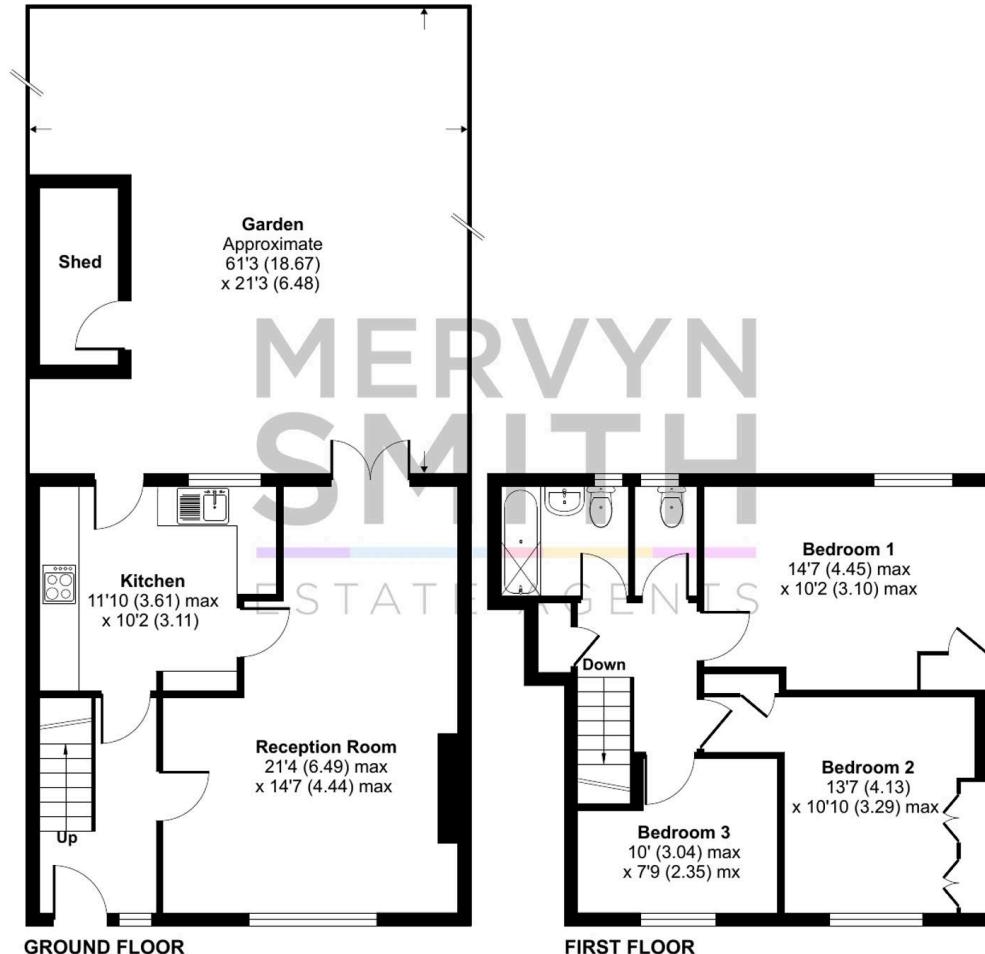
Meadlands Drive, Richmond, TW1

Approximate Area = 919 sq ft / 85.3 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 954 sq ft / 88.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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