



Mornington Walk, Richmond, TW10

Approximate Area = 760 sq ft / 70.6 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 886 sq ft / 82.3 sq m

For identification only - Not to scale

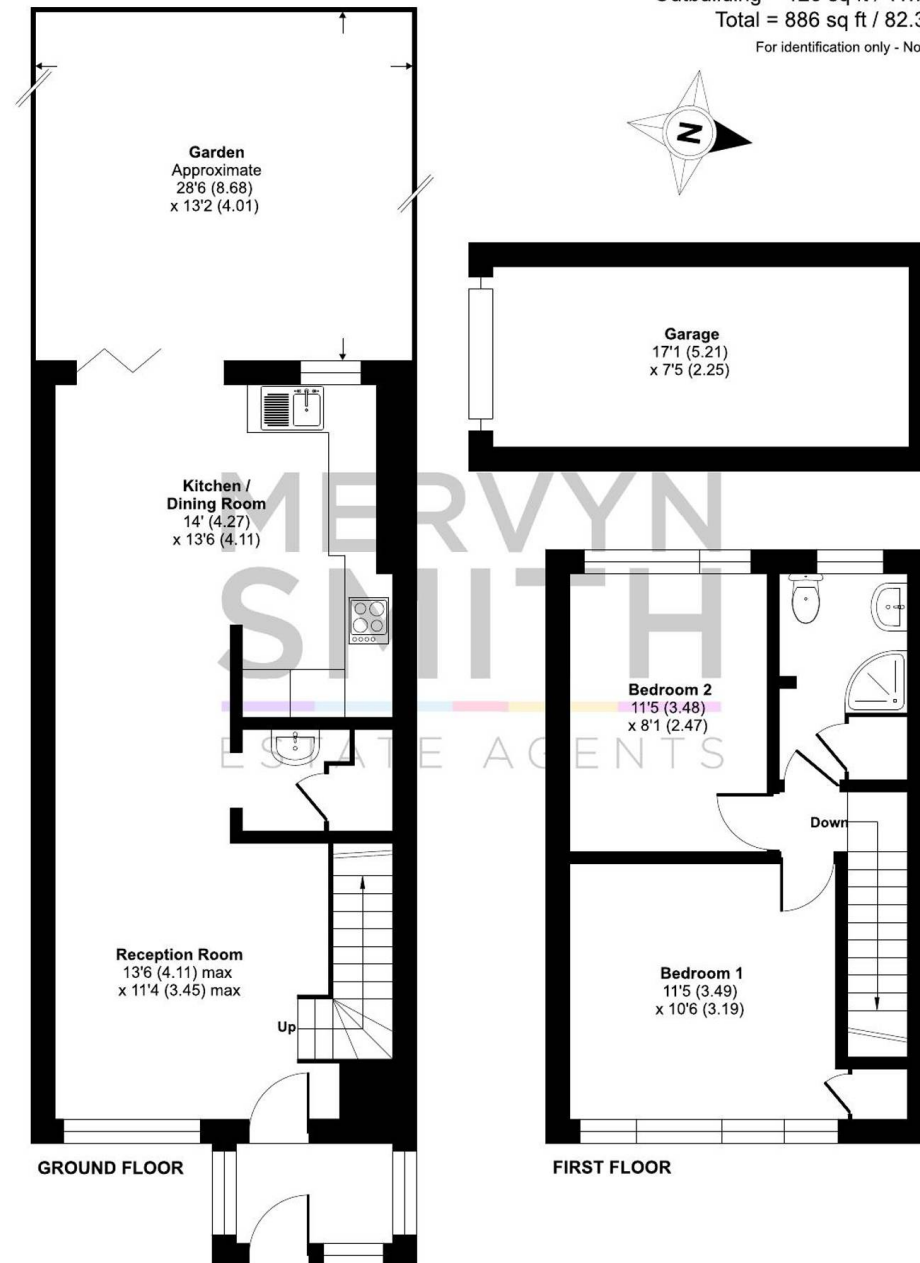


- Extended & smartly presented 2 BEDROOM HOUSE with SW facing rear garden, ground floor WC + a GARAGE.
- Quiet residential close with pedestrian access through to Ham Common.
- Bright double aspect lounge and dining areas.
- Fitted kitchen, integral hob, double ovens, fridge, freezer. Folding double glazed doors to garden.
- EPC BAND C : Gas central heating system : efficient Worcester Greenstar condensing combi boiler : Double glazed.
- Pretty garden with rear access gate.
- Brick built garage just round the corner from the house.
- Added double glazed front porch.
- Close to Grey Court School and choice of nurseries and primary schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Porch

uPVC entrance door into double glazed porch. Windows to front and sides, door to low level store cupboard, tiled floor, electric radiator, further part glazed door into the reception room.

Reception Room

13' 6" x 11' 4" (4.11m x 3.45m)

Double glazed window to front aspect, wood laminate flooring, display shelf, radiator, understair space.

Ground Floor Cloakroom

A stylish cloakroom with WC and integral wash hand basin, decorative mosaic tiled border, recessed shelving, laminate flooring, radiator, shuttered storage cupboard provides useful additional space in this neatly finished room.

Extended Kitchen/Dining Room

14' 0" x 13' 2" (4.27m x 4.01m)

Units fitted at eye and base level, worktops and upstands, inset one and a half bowl sink unit, inbuilt fridge and freezer, inbuilt double ovens, inset hob with fitted hood, washing machine, laminate floor, double glazed rear window to garden, ceiling velux windows, dining area with folding doors out to the garden.



1st Floor Landing

Stairs from reception to landing, trap door to loft, doors to bathroom and bedrooms.

Front Bedroom

11' 5" x 10' 6" (3.49m x 3.19m)

A bright double bedroom with radiator, wood laminate floor, double glazed window to front aspect, door to corner wardrobe cupboard.

Rear Bedroom

11' 5" x 8' 1" (3.48m x 2.47m)

Double glazed window overlooking the garden, radiator, wood laminate floor.

Bathroom

A neatly presented shower room comprising a glazed shower enclosure, pedestal wash basin, and low-level WC. Finished with tiled flooring and splashbacks throughout, with a window providing natural light and ventilation.



FRONT GARDEN

Formal front area with paving and planter.

GARDEN

Paving and planter, rear access gate.

Garage

In a brick built battery just round the corner from the house.
The garage is the second one in from the right with a white up and over door.







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