





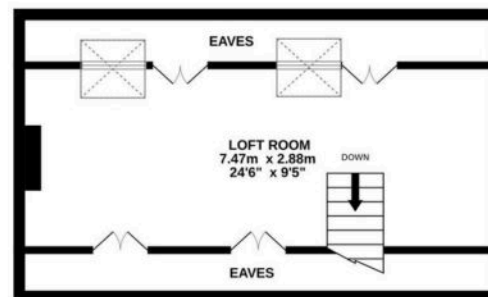


## Clifford Road, Petersham

- SPACIOUS REMODELLED, EXTENDED & REFURBISHED HOUSE WITH 3 BEDROOMS, 2 BATHROOMS plus a LOFT ROOM.
- Located close to the Russell School, Ofsted 'Outstanding' Grey Court School and the German School.
- Added double glazed front porch with double doors to cloaks cupboard.
- Outside taps and electricity to both the front and rear gardens.
- 21 ft through reception room with feature fireplace.
- Extended kitchen over 21 ft wide with a generous range of units, range cooker, island workstation and French doors to the garden.
- Smart refurbished bathrooms to both the ground and 1st floors. The ground floor bathroom has its own dedicated hot water store.
- Main bedroom with wall length inbuilt wardrobe cupboards.
- Stairs from the 3rd bedroom up to a loft room over 24 ft across.
- Moments from the open spaces of Ham Copse leading to Ham Polo Club, the Thames towpath, ferry and Ham House (NT). The house is also within reach of nearby Richmond Golf Club, the Petersham Nurseries, and Richmond Park through Petersham Gate.
- Nearby choice of buses into central Richmond and Kingston.



2ND FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 137.2 sq.m. (1477 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### ENTRANCE PORCH

Double glazed leaded style window to front, double doors to inbuilt cloaks/shoes cupboard, tile floor, window and entrance door into hall.

### ENTRANCE HALL

Vertical radiator, tiled floor, understairs cupboard also housing hot water store for ground floor bathroom.

### BATHROOM 1

Walk in shower, tiled walls and floor, wash hand basin with cabinet under, double doors to shelved cupboard, WC, heated towel rail.

### RECEPTION ROOM

21' 0" x 13' 11" (6.40m x 4.24m)

Double glazed leaded style window to front garden, wood laminate flooring, two vertical radiators, open fire with mantelpiece and hearth.

### KITCHEN

21' 2" x 9' 7" (6.45m x 2.91m)

Generous range of units and cupboards at eye and base level, worktops and splashbacks, tiled floor, spotlights, space for American style fridge and washing machine, wall mounted boiler, 5 burner gas hob, inset sink unit, island workstation with granite top, cupboards under, inset bowl and space for dishwasher, double glazed windows and double glazed French doors out to garden, additional door to side access.





### 1st FLOOR LANDING

Door to cupboard also housing hot water cylinder, wood laminate flooring.

### BEDROOM 1 : (Front)

11' 7" x 10' 9" (3.54m x 3.27m)

Double glazed leaded style window to front with fitted shutters, 5 double doors to inbuilt wall length wardrobe cupboards, wood laminate floor, radiator.

### BEDROOM 2 : (Rear)

10' 6" x 10' 2" (3.19m x 3.11m)

Radiator, wood laminate floor, double glazed window to rear aspect with views across gardens to the spire of All Saints Church and on to horizon view of Richmond Park.

### BEDROOM 3 : (Front)

10' 8" x 9' 11" (3.26m x 3.02m)

Double glazed leaded style window to front aspect, wood laminate floor, radiator, door to staircase to loft room.

### LOFT ROOM

24' 6" x 9' 5" (7.47m x 2.88m)

Two velux windows to rear, laminate floor, doors to eaves storage, radiator, laminate floor.

### BATHROOM 2

Walk in shower, tiled walls and floor, wash hand basin with cabinet under, frosted double glazed window, WC, heated towel rail.





## OUTSIDE:

### FRONT GARDEN

Wrought iron gate, brickblock paving and shingled planted area, outside tap, electric point.

### SIDE PASSAGE

Covered passageway shared with neighbouring house to the right with wrought iron entrance gate leading to rear side door.

### REAR GARDEN Abt. 21 ft x 20 ft (6.50m x 6.14m)

Paved patio with feature bench seating, planters and borders, easygrass area, outside tap, electric point, fencing and trellis.







## Clifford Road, Petersham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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Mervyn Smith Sales & Lettings

311 & 315 Richmond Road, Ham Parade, KT2 5QU

mail@mervynsmith.co.uk 020 8549 5099