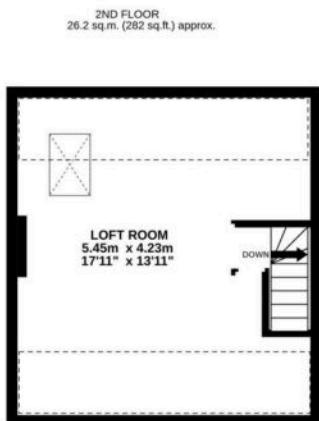
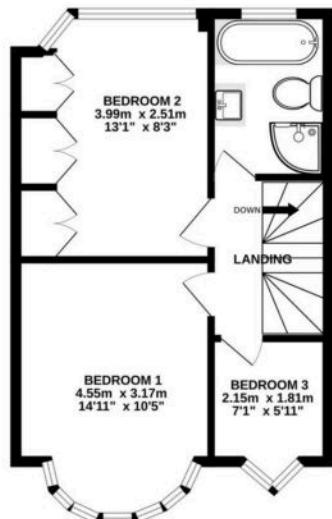




GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 115.4 sq.m. (1242 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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Dukes Avenue

- Character THREE BEDROOM 1930s SEMI DETACHED HOUSE with a bright rear extended kitchen/diner/family room over 22 ft and separate front lounge.
- 2 double bedrooms and single 3rd bedroom plus a staircase (with some restricted head height) up to a useful loft room with velux window.
- Generous family bathroom with both a walk in shower and a traditional clawfoot bath. Plus a ground floor cloakroom.
- Sunny South-westerly facing rear garden with easygrass lawn, covered store area and a garage with rear access.
- Sun-drenched open plan kitchen inventory with range cooker, island unit with sink and dishwasher, and double doors to generous pantry cupboard.
- Double doors to utility/services cupboard housing the boiler and also a washing machine and separate dryer.
- Enviable located near the open spaces of Ham Riverside Lands and the path down to the river and pedestrian/cycle bridge over at Teddington Lock.
- Within reach of outstanding Grey Court secondary school and very close to popular Meadlands primary school and nursery.
- Moments from bus services into either central Richmond or Kingston. Choice of local shops at either Ham Parade or St Richards Square.

Hall

Elizabethan style entrance door, double glazed window, wood floor, cast iron style radiator.

Lounge

14' 4" x 10' 1" (4.36m x 3.07m)

Double glazed front bow window, wood floor.

Extended Kitchen/Diner/Family Room

22' 4" x 15' 4" (6.81m x 4.68m)

Units fitted at eye and base level, double doors to generous pantry cupboard, range cooker with 5 ring gas burners. island with sink and dishwasher, double doors to utility/services with spaces for appliances and also housing boiler, spaces for sofa and for dining table and chairs, vertical radiators, wood floor, folding doors out to garden.

Ground Floor Cloakroom

WC and wash hand basin.



1st floor Landing

Stairs from hall to 1st floor landing.

Front Bedroom 1

14' 11" x 10' 5" (4.55m x 3.17m)

Double glazed bow window to front, radiator.

Rear Bedroom 2

13' 1" x 8' 3" (3.99m x 2.51m)

Rear double glazed half bay, fitted wardrobes, radiator.

Front Bedroom 3

7' 1" x 5' 11" (2.15m x 1.81m)

Double glazed oriel bay window, radiator.

Bathroom

Clawfoot bath, shower cubicle, WC, heated towel rail, wash

hand basin on stand.

Loft Room

17' 11" x 13' 11" (5.45m x 4.23m)

Staircase with restricted head height up from the 1st floor landing to a loft room with rear velux window.







Dukes Avenue

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.

DISCLAIMER: Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

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