





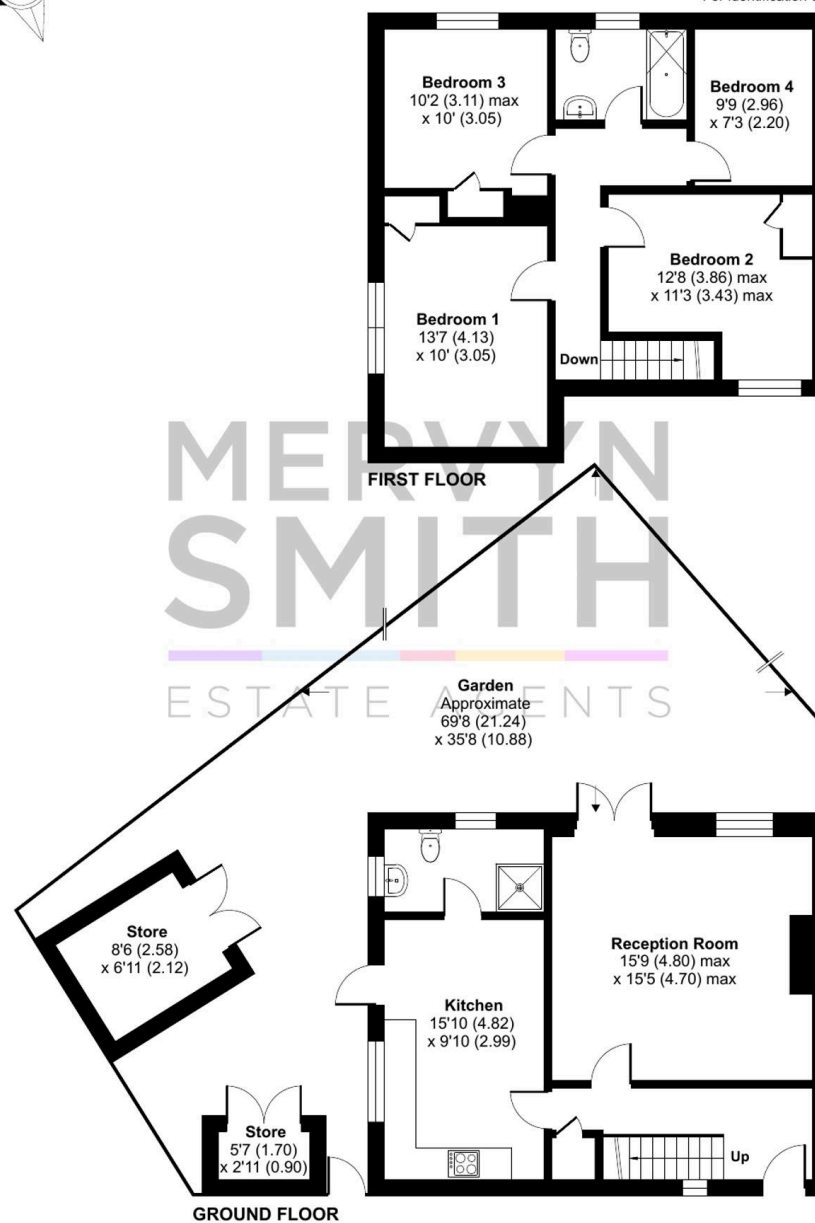
Meadlands Drive, Richmond, TW10

Approximate Area = 1161 sq ft / 107.8 sq m

Outbuildings = 75 sq ft / 6.9 sq m

Total = 1236 sq ft / 114.7 sq m

For identification only - Not to scale



A genuine four-bedroom family house in Petersham, offering approximately 1,109 sq ft, an unusually large south-west-facing wrap-around garden and an exceptional position close to a range of good to outstanding schools. Comfortable as it stands, with scope to update or potentially extend over time, subject to the necessary consents and title restrictions.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-bedroom corner-plot family home
- Approx. 1,236 sq ft incl. outbuildings
- Spacious kitchen/breakfast room with garden access
- Wrap-around garden reaching approx. 70 ft
- Ground-floor cloakroom
- Scope to extend to the side, rear and loft (STPP)
- Quiet residential location close to schools and open spaces
- Potential for modernisation STPP
- Two detached storage buildings/workshops
- A Chain Free Opportunity





Hall

Entrance door, understair store space.

Living Room

Bright and spacious open plan reception and dining room with wood effect flooring throughout, vaulted ceiling adding a real sense of height and light, and French doors to the rear flooding the space with natural light. Comfortably accommodating both a lounge and dining area, this is a versatile and sociable living space at the heart of the home.

Kitchen / Diner

Kitchen/diner fitted with a range of light oak wall and base units with dark worktops, inset sink, freestanding range cooker, space and plumbing for washing machine, tiled flooring, and a generous window to the rear aspect with a lovely garden outlook. Space for a dining table and chairs sits comfortably within the room, making it a practical and sociable everyday space.

Bathroom

A bright, fully-tiled bathroom comprising a pedestal wash basin, low-level WC, and heated towel rail. A large window offers lovely leafy views and floods the room with natural light.



Landing

Stairs from hall to 1st floor landing with trap door to loft.

Bedroom 1

A versatile and characterful room with carpet throughout, large window to the rear aspect with a pleasant leafy outlook, built-in desk and shelving, and enough space to serve a number of purposes. Currently used as a study and sitting room, the room offers real flexibility depending on the needs of the household.

Bedroom 2

A bright and well-proportioned room with carpet throughout, window to the side aspect allowing natural light, fitted wardrobe, and open shelving unit providing useful storage. Currently used as a dressing room but equally suited as a single bedroom.

Bedroom 3

A good sized double bedroom with carpet throughout, window to the rear aspect allowing natural light, and enough space to comfortably accommodate a large four poster bed and additional furniture.

Bedroom 4

A single bedroom with carpet throughout, window to the rear aspect allowing natural light, and under bed storage drawers making good use of the available space.

Bathroom

Bathroom comprising panelled bath, vanity unit with inset wash hand basin, WC, part tiled walls, heated towel rail, and a window to the side aspect providing natural light and ventilation.



GARDEN

Large wrap around garden.





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