

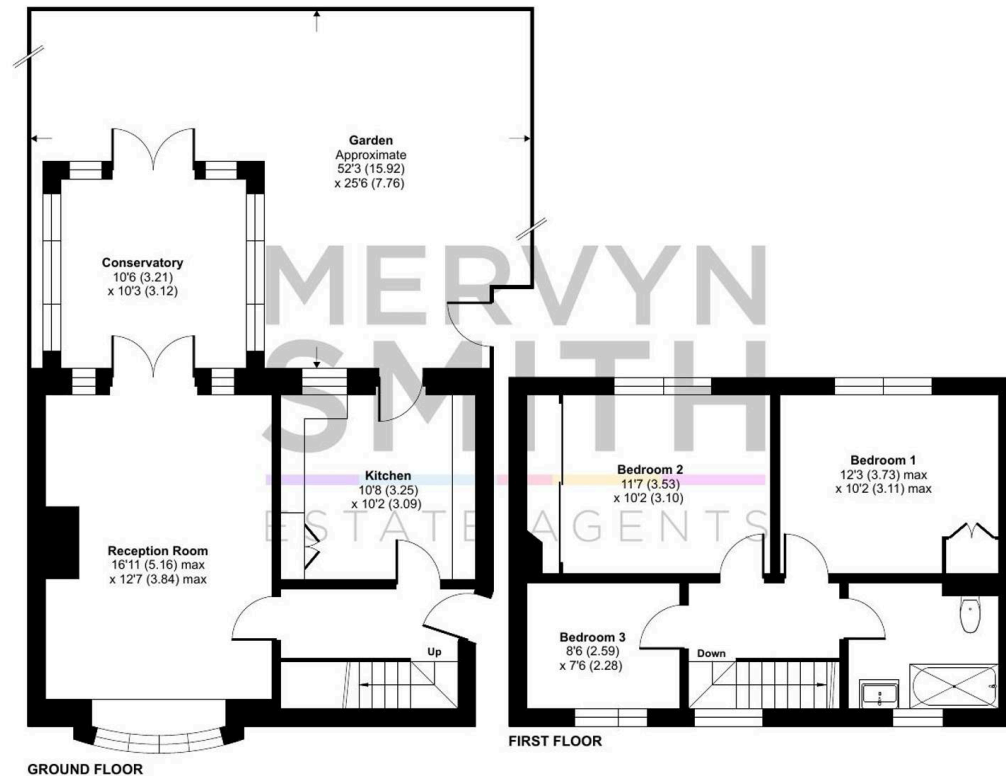


- Generous sized and competitively priced 3 bedroom house.
 - Vacant possession and no onward chain.
 - Bright double aspect lounge diner with wood flooring and feature fireplace.
 - Added double glazed conservatory with radiators, power points and French doors to garden.
 - Fitted kitchen with gas hob and Bosch hood, oven, fridge, freezer, washing machine and Bosch dishwasher.
 - EPC BAND C : Gas central heating system with Worcester Greenstar condensing boiler : Double glazed throughout : 300mm loft insulation.
 - Further potential - the neighbouring house has extended to the rear.
 - Wide rear garden.
 - In a residential crescent near the river at Teddington Lock.
 - Within reach of Grey Court School, primary schools, nurseries, buses and local shops.
 - Council Tax Band: C
- Tenure: Freehold

Maguire Drive, Richmond, TW10

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



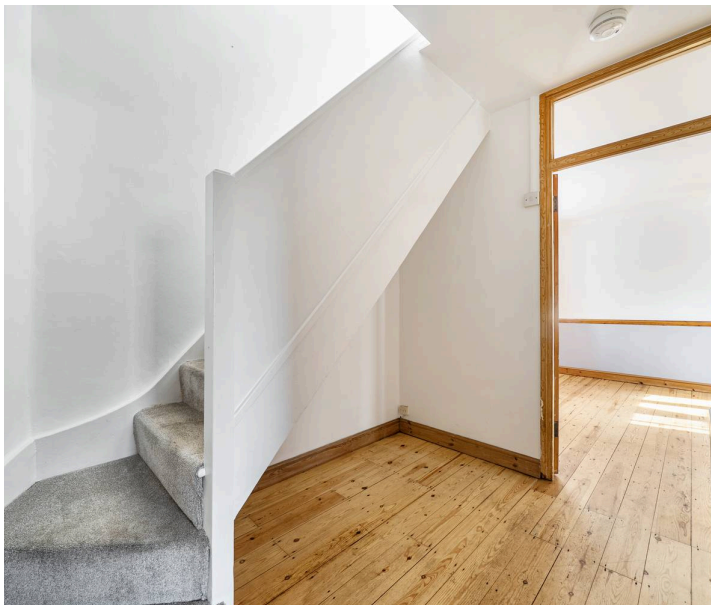


Hall

UPVC Carolina style entrance door, radiator, varnished floorboards, under stair store space.

Lounge/Dining Room

Double aspect room with Georgian style bay window and shelf to front and French doors to rear out to the conservatory. The lounge has varnished floorboards, two radiators and a cobbled flame effect gas fire in fireplace with surround, hearth and mantelpiece.



Conservatory

Varnished wood flooring, two radiators, power points, double glazed windows to 3 sides and French doors out to the garden.



Kitchen

Tile floor, units fitted at eye and base level, white brick tile splashbacks, worktops, inset one and a half bowl sink unit with cabinet under, inset gas hob with fitted Bosch hood over, underbuilt electric oven, integral fridge and freezer, integral Bosch dishwasher, washing machine, radiator, cupboard housing Worcester Greenstar condensing boiler, double glazed window and door to garden.





Landing

Stairs from hall to 1st floor landing with front double glazed window, balustrade, trap door to loft.

Left Bedroom

Double glazed window overlooking garden, laminate floor, radiator, sliding mirrored doors to inbuilt wardrobes with hanging rail and shelving, spotlights.

Right Bedroom

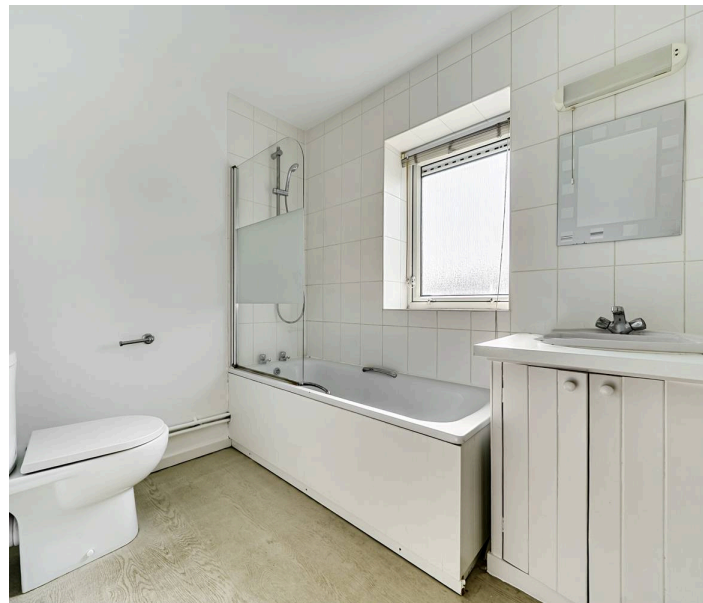
Double glazed window overlooking garden, radiator, double doors to cupboard.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Laminate floor, radiator, WC, wash hand basin on vanity shelf with cabinet under, panel enclosed bath with mixer and shower screen over, white tile surround, frosted double glazed window.



FRONT GARDEN

Planted area to the left and hardstanding to the right. Locked gate between his house and neighbouring house into shared passage with outside tap and gate into the rear garden.

REAR GARDEN

Requiring planting and landscaping.







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