

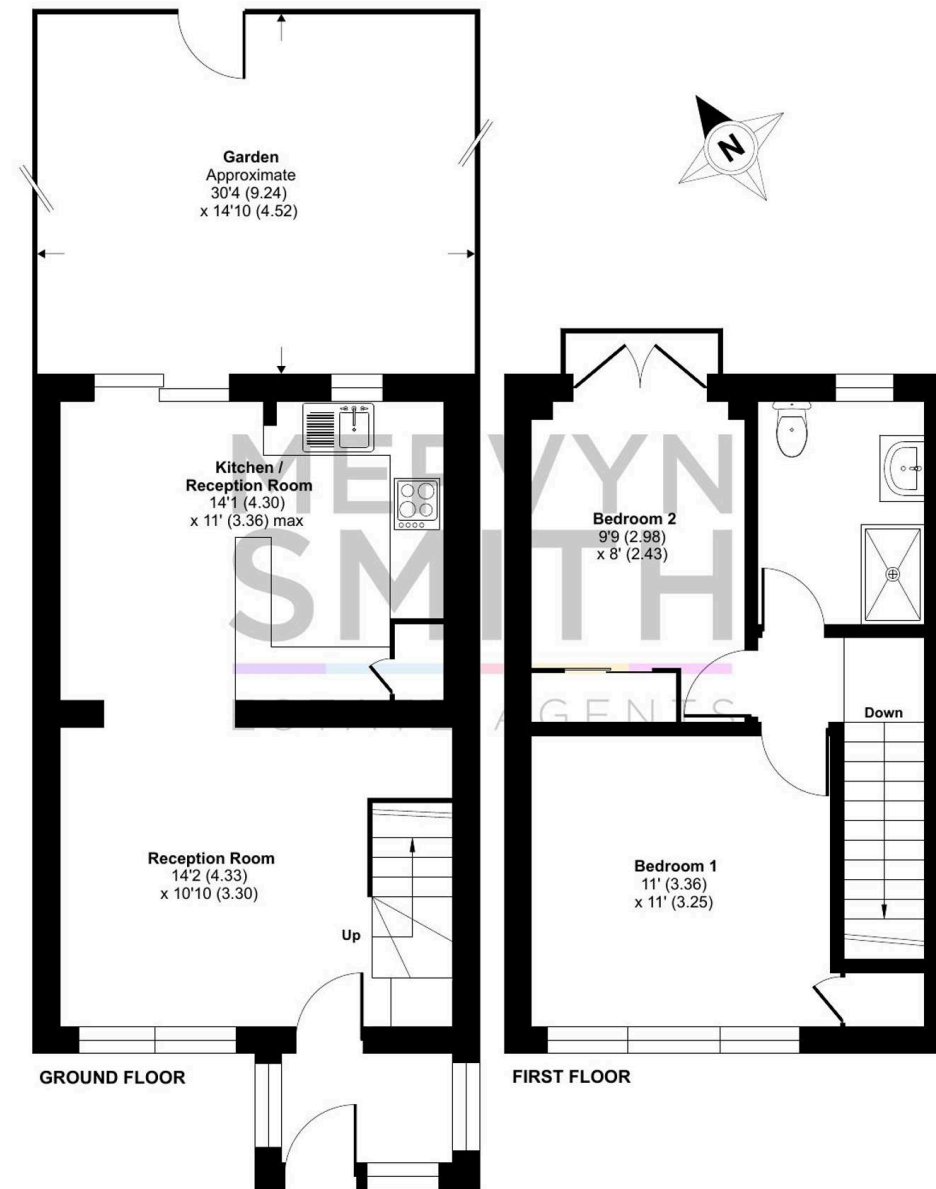


## Mornington Walk, Richmond, TW10

Approximate Area = 691 sq ft / 64.1 sq m

For identification only - Not to scale

- 2 Bedroom Freehold House with Garage in a quiet residential close.
- L shaped lounge/diner with elegant herringbone wood flooring and patio doors to garden.
- Double glazed windows and efficient Vaillant Ecofit Pure condensing boiler.
- Juliet balcony off the rear bedroom overlooking the pretty rear garden.
- Youngs weeping silver birch to the front : Honey locust tree to rear.
- Walkway directly through to Ham Common with its cricket pitch, village pond and pub, plus the 65 bus to the stations.
- Within reach of Grey Court School and primary schools and nurseries.
- Brick & block garage with up and over door.
- Ready for a quick sale with no onward chain and vacant possession.





### **Porch**

Carolina style entrance door, tiled floor, double glazed windows, base level cupboard and part glazed entrance door into lounge.

### **Lounge/Diner**

Herringbone wood flooring, radiators, double glazed window to front, sliding double glazed patio doors to garden.





### Kitchen

Tiled floor, units fitted at eye and base level, worktops and peninsula unit, inset stainless steel sink unit, double glazed window to garden, inset induction hob, integral slimline dishwasher, integral microwave oven and inbuilt electric oven, meter cupboard, wall mounted Vaillant Ecofit Pure condensing boiler.



### **1st Floor Landing**

Stairs from lounge to 1st floor landing, trap door to loft.

### **Front Bedroom**

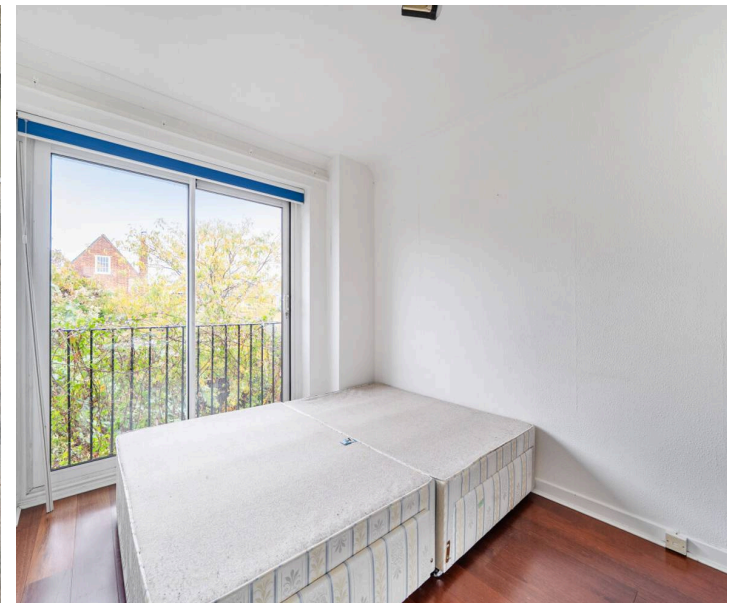
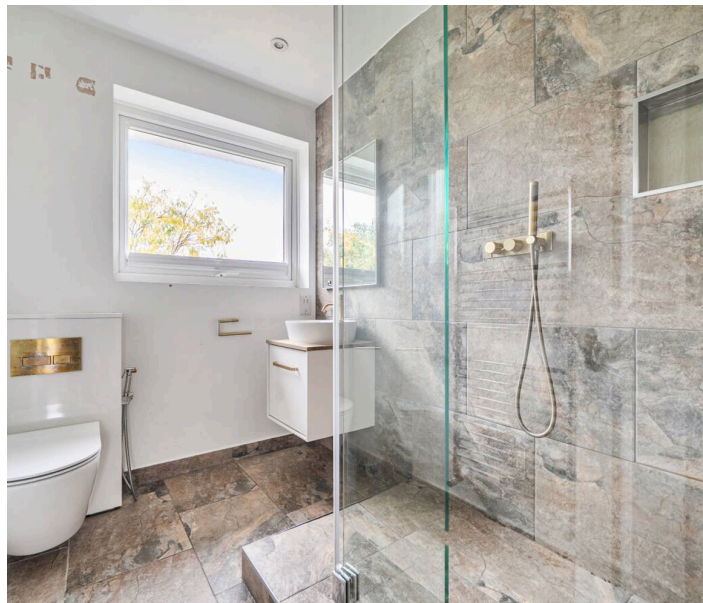
Wood laminate floor, balustrade, radiator, double glazed window to front, inbuilt corner wardrobe cupboard.

### **Rear Bedroom**

Wood laminate floor, radiator, sliding mirror doors to fitted wardrobe, sliding patio door doors to Juliet balcony overlooking rear garden.

### **Bathroom**

Tiled floor, walk in shower area with rainforest head and glass screen, contemporary style wash hand basin with cabinet under and wall mirror backdrop, WC with bidet attachment, heated towel rail, double glazed frosted window.



## FRONT GARDEN

Young's weeping silver Birch tree with cobbled and chippings areas plus borders.

## REAR GARDEN

Mainly paved with borders, outside tap, Honey Locust tree to rear.

## Garage

Brick and block garage with up and over door. The garage is the 7th on the left in a battery to the left side of the cul de sac end.

## On street parking

Parking in the close is free and unmetered.







## Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

020 8549 5099 • [mail@mervynsmith.co.uk](mailto:mail@mervynsmith.co.uk) • <http://www.mervynsmith.co.uk/>

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