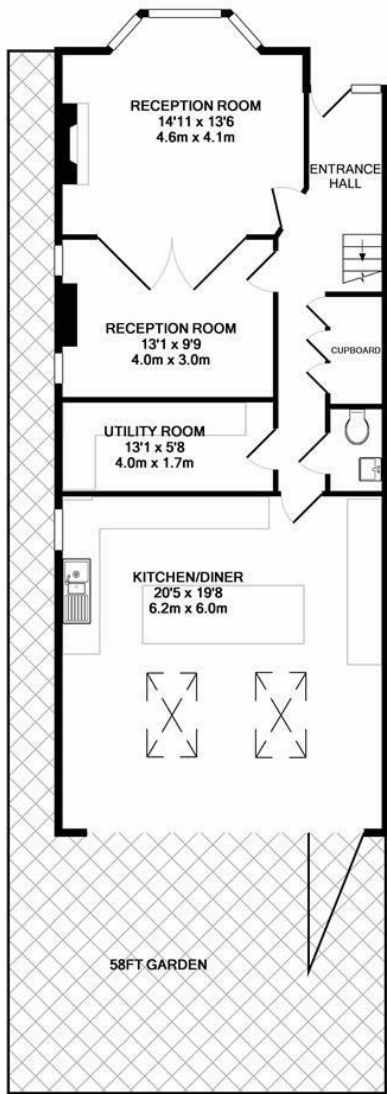


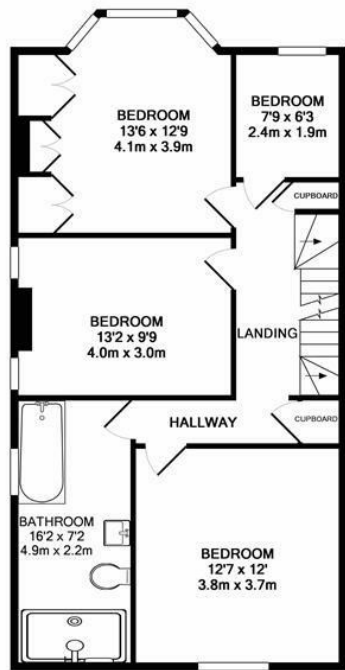
**18 Norman Avenue
St Margarets
TW1 2LY**

£1,850,000

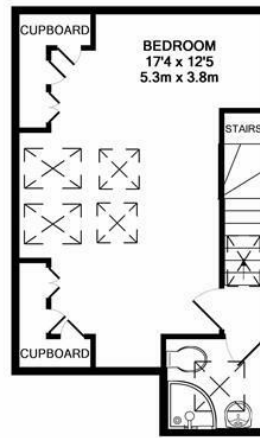




GROUND FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2022 SQ.FT. (187.9 SQ.M.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

- Semi-detached Edwardian family home
- Beautiful tree lined road
- Stunning kitchen/diner
- Separate downstairs utility room and w.c.
- A stones throw from Marble Hill Park
- Five bedrooms
- Close to Richmond and St Margarets Station
- Through reception room
- Lovely condition throughout
- EPC rating E

This exceptional five bedroom family home is situated on one of St Margarets most prestigious roads in the heart of the village.

Finished to the highest of standards, the house exudes stylish and modern living, whilst having a plethora of both unique and period features. The storage space throughout has been carefully thought out to create a practical yet charming home.

With a natural flow to the ground floor, the property provides spacious and well-proportioned accommodation with the double reception room designed for family living. Heading through to the heart of the home, in the beautiful family kitchen by 'Roundhouse', you are greeted by sheer elegance and style, whilst enjoying the views of the attractively landscaped and tranquil rear garden with large shed, hidden behind the bay tree. The kitchen benefits from under floor heating and was refurbished in 2013 to add a valuable utility room with new boiler and downstairs w.c.

To the first floor, each bedroom has been finished to a high quality with the master bedroom benefiting from built in wardrobes. There is also a gorgeous bathroom, which is 16'7" long, boasting a large walk-in shower.

As you reach the top floor to the final bedroom, there is an abundance of natural light and space, with an additional shower room, which is located off the landing. There is planning permission in place for a dormer window, which would improve this large bedroom even further, which was finalised by '50 Degrees North' in October 2017, allowing plenty of time for a new owner to carry out the extension should they wish. (please see link to the planning permission below):

Norman Avenue is excellently located to take advantage of the many amenities that St Margarets village has to offer, including excellent school catchments, as well as the open green spaces of Marble Hill Park and the River Thames.

http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=17/3141/HOT

For more information or to book a viewing, please contact:

020 8744 2434

stmargarets@chasebuchanan.london



124 St Margarets Road, St Margarets, TW1 2AA

Our community, your home

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.