



GREENWOODS

SALES & LETTINGS

WARREN AVENUE, TW10

ASKING PRICE £1,100,000





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A beautifully presented three bedroom family home with a delightful secluded 54ft rear garden with the benefit of off-street parking for two cars.

The ground floor showcases a bright and airy reception room which leads to a good sized kitchen with utility room and downstairs wc, there is also a separate dining room and conservatory. Upstairs, three double bedrooms with two bathrooms await, offering both comfort and convenience. The property also features a delightful 54 ft deep rear garden, providing a peaceful outdoor retreat.

The property also offers scope for extension stpp.

Located a short walk from Sheen High Street and Richmond Park this house offers a balance of a peaceful road whilst being located close to local amenities. Warren Avenue is in close proximity to the shops, bars and restaurants of East Sheen and sought after outstanding primary schools namely Sheen Mount and Holy Trinity. North Sheen Station is 0.9 miles away and Mortlake Station is approx. 0.8 miles. There is easy access to the centre of Richmond and Kew Gardens and out of London via the M3 and M4.

Tenure: Freehold

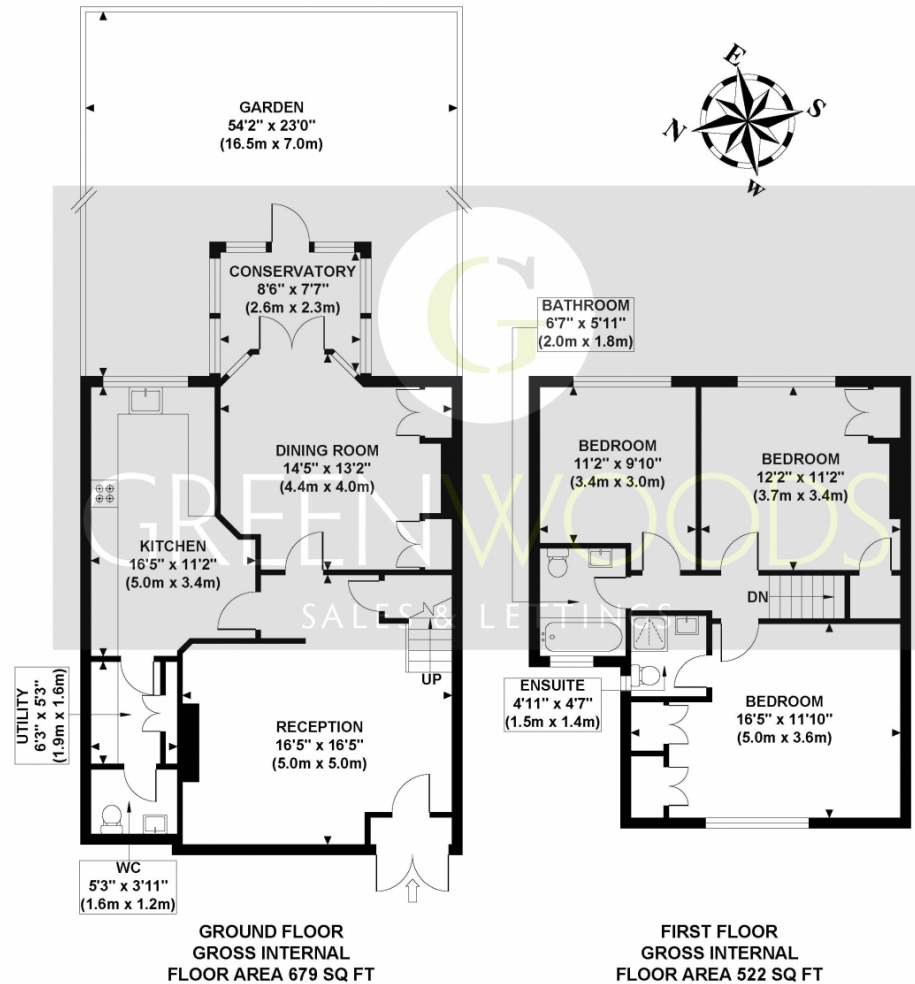
Council Tax Band: F



- Three Bedroom House
- 54 Ft Private garden
- Potential to extend STPP
- Off Street Parking
- Close to local amenities
- EPC Rating: D


WARREN AVENUE

Approximate Gross Internal Area
1201 sq ft / 111.60 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Warren Avenue, TW10



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