



**JAMES
ANDERSON**



FOR SALE

£950,000

Somerton Avenue, Richmond, TW9

A superb four bedroom family home with off street parking and a south facing garden. The property offers great long term potential with further scope to extend (subject to planning). The living space on the ground floor comprises entrance hallway, through reception room with dining space, fitted kitchen and conservatory. There are stairs leading up to the first floor which offers landing, main double bedroom, second double bedroom, third single bedroom and a family bathroom with separate w/c. There is further double bedroom and separate bathroom in the loft. To the rear is a good size south facing private garden with useful rear access and a large storage shed. Somerton Avenue is a well regarded location on the Richmond and SW14 border providing good access to both Richmond and East Sheen town centres. Mortlake Station, North Sheen Station and The River Thames are all easily accessible.

-  Four Bedrooms
-  Two Bathrooms
-  Through Reception Room
-  Potential To Extend (STPP)
-  Freehold | EPC D | Council Tax Band F
-  North Sheen Station *Zone 3*
-  Holy Trinity School Catchment
-  East Sheen / Richmond Borders
-  Off Street Parking
-  South Facing Garden

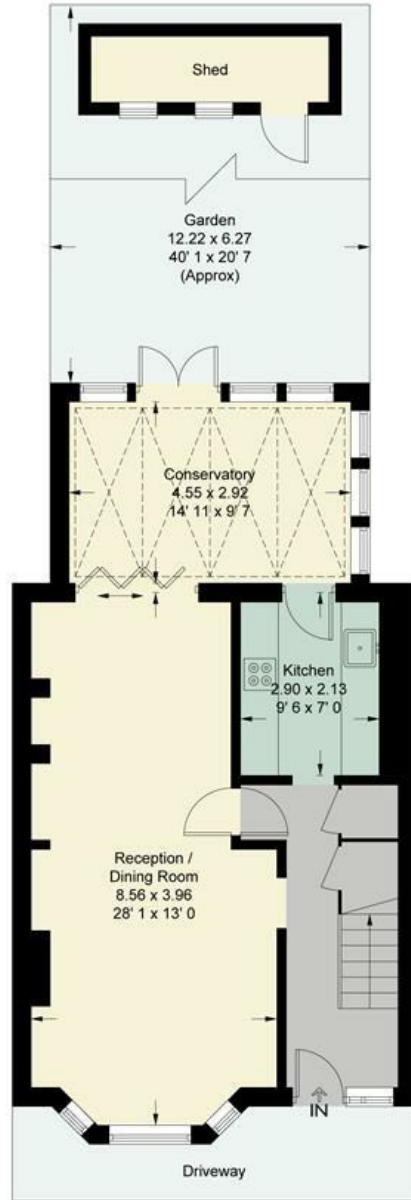


Somerton Avenue

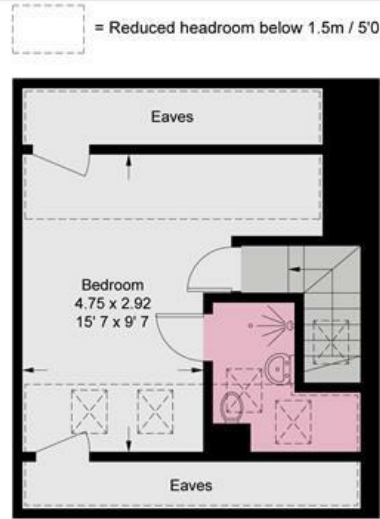
Approximate Gross Internal Area = 1353 sq ft / 125.7 sq m
 (Excluding Reduced Headroom / Eaves / Shed)
 Reduced Headroom / Eaves = 216 sq ft / 20.1 sq m
 Total = 1569 sq ft / 145.8 sq m



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Ground Floor
665 sq ft / 61.8 sq m



Second Floor
382 sq ft / 35.5 sq m
(Including Reduced Headroom / Eaves)



First Floor
522 sq ft / 48.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

