



JAMES  
ANDERSON



**FOR SALE**

**£975,000**

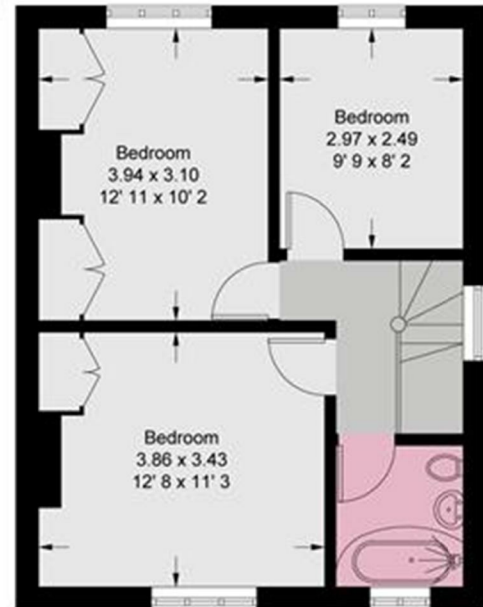
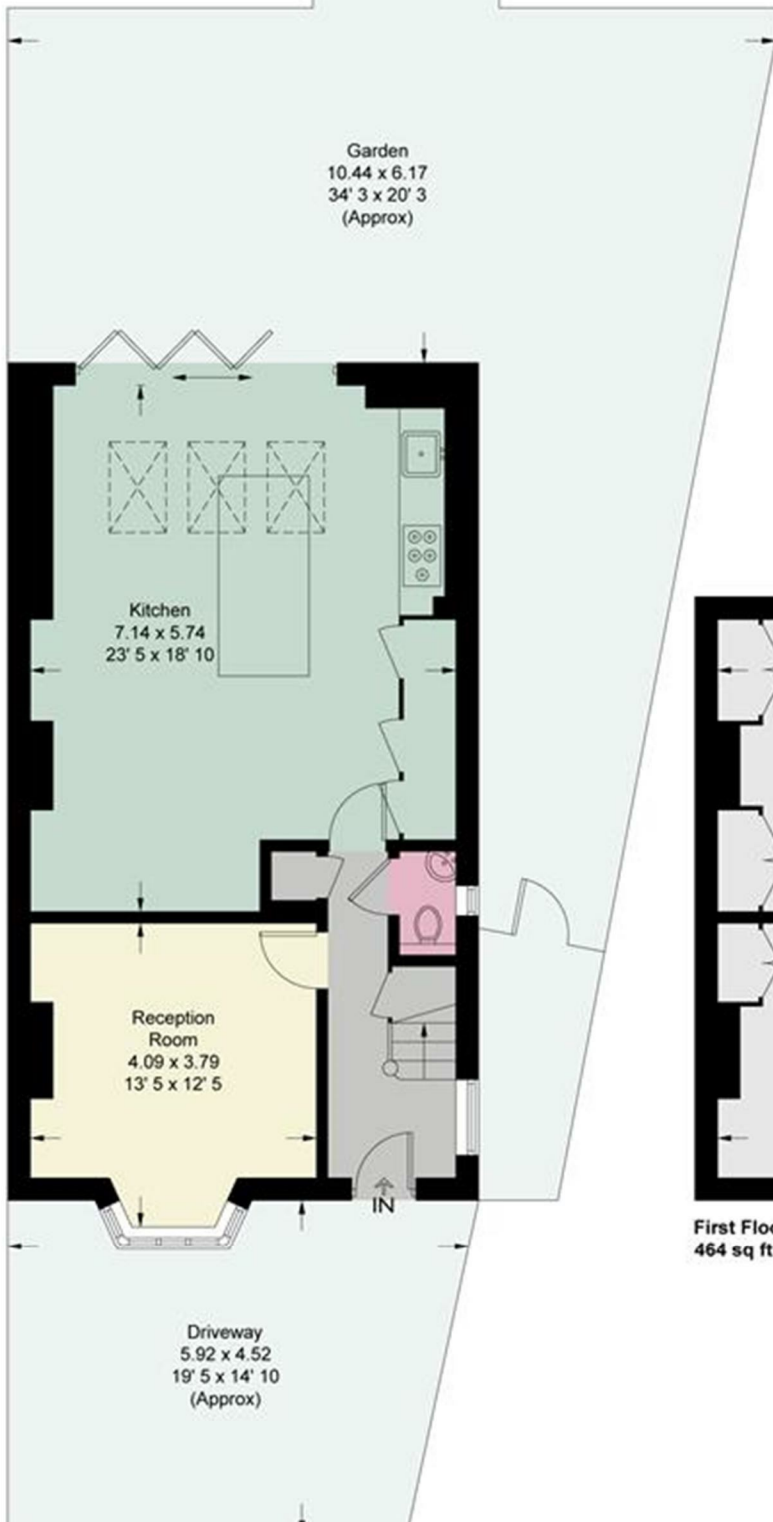
The Close, Richmond, TW9

A beautifully presented semi-detached family home nestled in a pretty cul de sac in Richmond upon Thames. This stunning property has been extended and meticulously refurbished throughout to offer three good sized bedrooms, one family bathroom, separate reception room, downstairs w/c and utility cupboard, and a gorgeous extended family living area with bi-folding doors that open out onto the rear garden. Outside there is a garden that is perfect for a family, wrapping around the property, ideal for summertime al-fresco dining. The location of this property is fabulous, with very highly regarded schools in close proximity, a choice of road and rail routes in and out of London and a plethora of amenities and leisure facilities on-hand, too. For the sporting enthusiast Dukes Meadows is great for tennis, golf and skiing and then Kew Retail Park is just moments away, as is Richmond town centre. Additionally, you'll find nearby Kew Village a particularly enchanting spot, full of eateries, coffee shops and independent boutiques. Royal Richmond Park and Royal Botanic Kew Gardens are in close proximity too.



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



**First Floor**  
464 sq ft / 43.1 sq m

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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