



12 Sycamore Avenue, Richmond, DL10 4BN
Offers over £530,000



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Very Desirable 4-Bedroom Detached House offering a perfect blend of comfort & elegance, on a large corner plot in a quiet sought-after area close to the countryside. For Sale with NO ONWARD CHAIN.

The property boasts a fabulous Private Garden - a true gardener's delight. Other features include an eye-catching, part open-plan Lounge & Dining Room, Kitchen/Breakfast Room, large Utility & large Hall, 4 Bedrooms (Ideal for family use or entertaining visitors), 'Family' Bath/Shower Room & En Suite. Adjoining Garage & Parking.

With an abundance of specimen trees, fruit trees & diverse plant species, including a serene wild meadow garden, this outdoor space provides a tranquil retreat for nature lovers. Whether you are looking to enjoy peaceful evenings in your garden or entertain friends in spacious living areas, this property is sure to meet your needs - An opportunity not to be missed!

ENTRANCE HALL 2.90m (into stairs) x 2.08m (9'6" (into stairs) x 6'9")

With "Rockdoor" double-glazed entrance door, solid Oak parquet flooring, staircase to the first floor with store cupboard under. central heating radiator, UPVC double-glazed window to front & door to:

LOUNGE 5.34m x 3.02m (17'6" x 9'10")

Feature wall-inset Verine gas fire which option for logs or coal. There are large, double-glazed patio doors letting in lots of natural light with views of the well-stocked rear gardens. Central heating radiator, three wall lights & ceiling spot lights & coving. A feature wide step creating a 5.53m open vista leads up to:

DINING ROOM 4.31m x 2.50m (14'1" x 8'2")

Dual aspect with UPVC double-glazed windows looking onto the wild meadow garden. Two wall lights, central heating radiator, picture light & coving. Door to:

INNER HALLWAY 2.55m x 1.09m (8'4" x 3'6")

Rustic terracotta flooring & a UPVC double-glazed window to front. Doors to the kitchen/breakfast room &:

DOWNSTAIRS WC 2.37m x 1.47m (7'9" x 4'9")

Washbasin & WC. Obscured glass UPVC double-glazed window to front and a central heating radiator.

KITCHEN/BREAKFAST ROOM 4.32m x 3.53m (14'2" x 11'6")

Fitted with a range of wall, base & drawer units with worktops, one & a half bowl sink unit with mixer tap over, electric cooker point & extractor hood. Rustic terracotta flooring, ceiling spot lights, central heating radiator, wooden double-glazed bay window & stable door to the rear garden. Door to:

UTILITY ROOM 3.17m x 2.38m (10'4" x 7'9")

Fitted with wall & base units with worktops, stainless steel sink unit with mixer tap over, electric cooker point, plumbing for washing machine, shelving, Worcester gas central heating boiler. central heating radiator, extractor fan, UPVC double-glazed window & door leading to the rear garden.

FIRST FLOOR

LANDING

UPVC double-glazed side window, built-in airing cupboard with hot water tank & loft hatch providing access into the roof void.

Double BEDROOM 1. 4.73m max (3.15m min) x 4.32 into robes (15'6" max (10'4" min) x 14'2" into robes)

A large inviting room with a wall-to-wall range of fitted wardrobes with hanging & shelving space. Dual aspect UPVC double-glazed windows overlooking the front & rear gardens, central heating radiator. Door to:

EN SUITE 2.38m x 1.47m (7'9" x 4'9")

Corner shower cubicle with Mira power shower, wall-mounted stainless steel circular bathroom sink, bidet & WC. Towel rail, central heating radiator, extractor fan & obscured glass UPVC double-glazed window to front.

Double BEDROOM 2. 4.35m x 2.95m (14'3" x 9'8")

Including fitted wardrobes & dresser unit with base cupboard & shelving, central heating radiator. UPVC double-glazed window overlooking the rear gardens.

Double BEDROOM 3. 4.38m x 2.51m (14'4" x 8'2")

Fitted desktop with shelving, central heating radiator & UPVC double-glazed window overlooking the rear gardens.

BEDROOM 4. 3.68m x 2.35m (12'0" x 7'8")

Including shelved bulk-head, central heating radiator. Two UPVC double-glazed windows to front.

'FAMILY' BATHROOM 2.49m max (2.35m) x 1.77m (8'2" max (7'8") x 5'9")

Panelled bath with shower over, washbasin & WC. Splash tiling, central heating radiator, extractor fan & obscured glass UPVC double-glazed window to front.

Adjoining GARAGE 5.07m x 2.75m (16'7" x 9'0")

Up & over door, power & lighting, window & door at the rear leading out to the rear garden.

EXTERNALLY

To the front there is a driveway providing off-road parking. To the side there is a wildflower meadow with a pathway & gate leading to the large enclosed rear garden. The rear garden is a gardeners delight - private & tranquil, planted thoughtfully & extensively over the years with Wisterias, Clematis & a profusion of herbaceous perennials, Himalayan Birch tree, Contorted Willow, Acer Griseum... Fruit trees include Cherry, Plum, a variety of Apple and Crab Apple trees. Three patio areas, lawn, Cedar greenhouse/potting shed, storage shed, garden archway & cold water tap. There is external lighting to the front, side & rear.

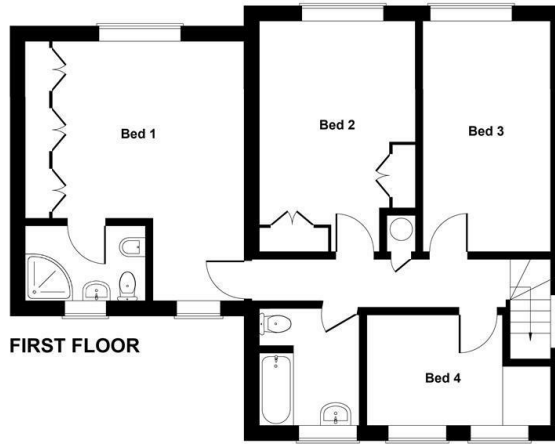
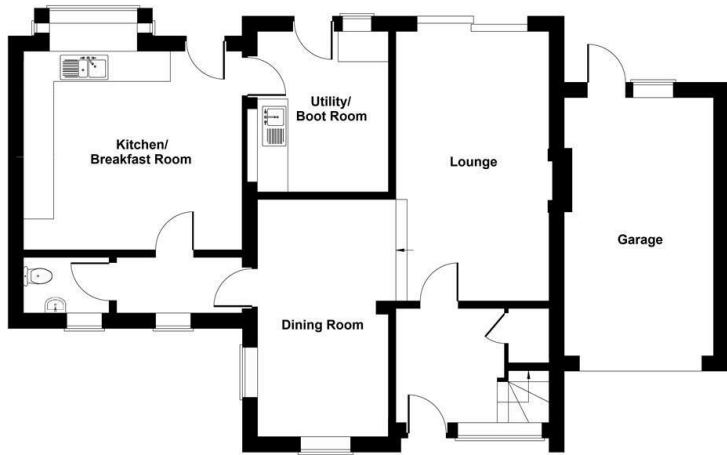
NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: TBC
- (4) Gas Central heating & UPVC Double-glazing
- (5) Mains Water, Electricity, Gas & Drainage



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) 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 

