



**JAMES  
ANDERSON**



**FOR SALE**

**£2,500,000**

Orchard Rise, Richmond, TW10

\*Viewing from Saturday 2nd April - Please call to book\*

A superbly positioned and substantial detached house located in one of the area's most sought after roads. The property boasts off street parking, garage, a huge rear garden, spacious rooms, charm, and character plus superb long-term potential as it can be remodelled and extended subject to planning permissions. The property has accommodation arranged over two floors comprising five good sized bedrooms, one family bathroom with a separate w/c, a reception room, kitchen / breakfast room and a downstairs shower room and w/c. Externally there is off street parking and a garage to the front and side access leads through to a lovely large & mature private rear garden. Orchard Rise is one of the most sought-after locations in the area, Sheen Common and Richmond Park are both a short distance away. The OFSTED rated 'outstanding' Sheen Mount Primary school is also nearby which will appeal to young couples and families. Richmond and East Sheen town centres with their array of shops, restaurants and many other amenities are easily accessible.

-  Five Bedrooms
-  One Family Bathroom
-  Two Reception Rooms
-  Kitchen / Breakfast Room
-  EPC Rating D
-  Close To North Sheen Station
-  Sheen Mount Primary Nearby
-  Sought After Location
-  100ft Garden & Off Street Parking
-  POTENTIAL TO EXTEND (STP)



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

020 8876 6611

# Orchard Rise

Approximate Gross Internal Area = 2160 sq ft / 200.7 sq m

Garage = 130 sq ft / 12.1 sq m

Shed = 24 sq ft / 2.2 sq m

Total = 2314 sq ft / 215 sq m



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

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