



JAMES  
ANDERSON



## FOR SALE

**£965,000**

**Carrington Road, Richmond, TW10**

A wonderful three bedroom family home with a 60ft SOUTH FACING GARDEN . The property currently boasts three good sized bedrooms, one modern family bathroom, a separate reception room with under stairs storage, a downstairs w/c and a large open plan kitchen / dining room with access to the garden. Outside there is a large south facing garden with useful side access and garden office with a separate storage area. Carrington Road is within the catchment area of many of the sought after local schools including Marshgate and Holy Trinity. North Sheen station which offers a direct route into London is also a short walk away.

Council tax band D.



Three Bedrooms



One Family Bathroom



One Reception Room



Open Kitchen / Dining Room



EPC Rating D



North Sheen & Richmond Station



Excellent Local Schools Nearby



Cul-De-Sac Location



South Facing Garden



Potential To Extend (STPP)



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

**020 8876 6611**



# Carrington Road

Approximate Gross Internal Area = 1071 sq ft / 99.5 sq m

Garden Room = 143 sq ft / 13.3 sq m

Store = 61 sq ft / 5.7 sq m

Total = 1275 sq ft / 118.5 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) A	67	86
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

