FOR SALE

£895,000

Thompson Avenue, Richmond, TW9

A fully extended and recently updated three double bedroom family home located in a quiet cul-de-sac location. The property is presented in excellent order throughout with accommodation over three floors. The ground floor offers entrance hall, reception room with a working feature fireplace, under stairs and a stunning extended kitchen / dining room ideal for entertaining with bi-folding doors out to the garden. The upper floors host three double bedrooms, two modern bathrooms (one en-suite) and ample storage in the eaves. Outside the property there is a secluded front garden with bike storage and a low maintenance garden at the rear. Thompson Avenue is ideally located for Richmond Park and Kew Royal Botanic Gardens. The commuter is equally well catered for with Richmond, Kew Gardens and North Sheen stations close to hand with additional excellent bus services to Central London.

Council tax band D.

- Three Double Bedrooms
- Two Modern Bathrooms
- One Reception Room
- Extended Kitchen / Dining Space
- EPC Rating D
- A Short Walk To Kew Gardens Tube
- Excellent Local Primary Schools
- Cul-De-Sac Location
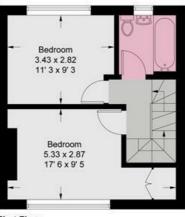- Freehold House
- No Onward Chain

Thompson Avenue

Approximate Gross Internal Area = 1169 sq ft / 108.6 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 96 sq ft / 8.9 sq m
Total = 1265 sq ft / 117.5 sq m

JAMES ANDERSON

☐ = Reduced headroom below 1.5m / 5'0

N

Garden
5.72 x 4.90
18' 9 x 16' 1
(Approx)

Kitchen /
Dining Room
6.05 x 5.33
19' 10 x 17' 6

Reception
Room
4.39 x 3.76
14' 5 x 12' 4

IN

Garden
Extends To
58' 0 (14.68)

Ground Floor
583 sq ft / 54.2 sq m

Bedroom
4.29 x 4.12
14' 1 x 13' 6

Eaves

Second Floor
347 sq ft / 32.2 sq m
(Including Reduced Headroom / Eaves)

Bedroom
3.43 x 2.82
11' 3 x 9' 3

Bedroom
5.33 x 2.87
17' 6 x 9' 5

First Floor
335 sq ft / 31.1 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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