



JAMES  
ANDERSON



## FOR SALE

£825,000

Thompson Avenue, Richmond, TW9

STUNNING HOUSE WITH LOFT POTENTIAL - LARGE GARDEN - CUL DE SAC LOCATION

An extended and refurbished mid-terrace family home, neatly situated in a highly desirable residential road in Kew. The property is presented in excellent order throughout with accommodation over two floors. The ground floor offers entrance hall, reception room with a feature fireplace, downstairs w/c with a stacked utility and a stunning extended kitchen / dining room ideal for entertaining with bi-folding doors out to the garden. The first-floor hosts two double bedrooms and a modern family bathroom. Outside the property there is a secluded front garden with bike storage and a fantastic rear garden with patio area and open green views beyond. Furthermore, there is potential to extend the property into the loft to add additional bedrooms (STPP). 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.



Two Double Bedrooms



One Family Bathroom



One Reception Room



Extended Kitchen / Family Room



Freehold | EPC C | Council Tax Band D



Kew Station (DISTRICT LINE & OVERGROUND)



Excellent Local Primary Schools Nearby



Popular Residential Road



52ft Rear Garden



Potential To Extend (STPP)



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

020 8876 6611

# Thomson Avenue

Approximate Gross Internal Area = 966 sq ft / 89.7 sq m

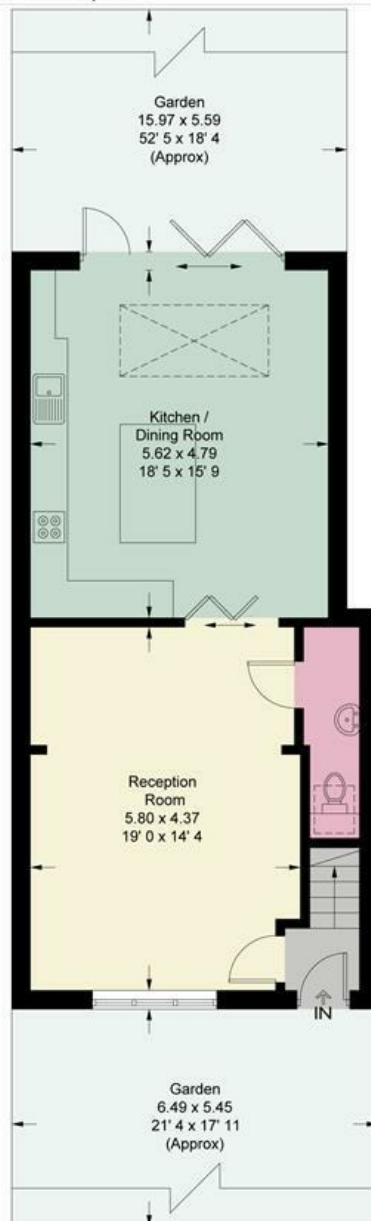
(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 971 sq ft / 90.2 sq m

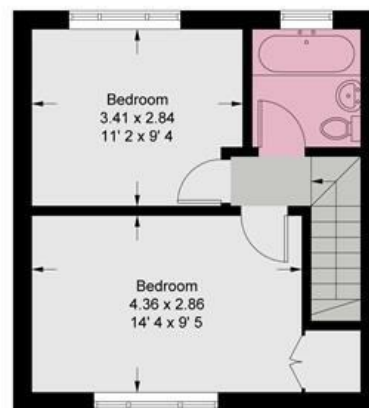


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**Ground Floor**  
637 sq ft / 59.2 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
334 sq ft / 31 sq m

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		89
	73	
<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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

