



**JAMES
ANDERSON**

Kings Farm Avenue
Richmond TW10
Offers In Excess Of £900,000



Kings Farm Avenue Richmond TW10

An extended and beautifully presented three bedroom family home located in a quiet cul-de-sac location. This lovely property offers accommodation over two floors comprising entrance hall, separate reception room, under stairs storage and a stunning extended kitchen / dining room ideal for entertaining with bi-folding doors out to the garden. There are three good sized bedrooms and a modern family bathroom with ample storage available in the loft. Outside the property there is a low maintenance rear garden with useful rear access and uninterrupted views across allotments behind, and a secluded garden to the front with space for secure bike storage. Kings Farm Avenue 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.













PRIME
PRIME
PRIME
PRIME

WASH YOUR HANDS

CHARACTER
BOOKS
MINI-TRUCKS
CHARACTER
BOOKS
MINI-TRUCKS

The Road Dahl





Kings Farm Avenue

Approximate Gross Internal Area = 990 sq ft / 92 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 12 sq ft / 1.1 sq m
Total = 1002 sq ft / 93.1 sq m



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= Reduced headroom below 1.5m / 5'0



First Floor
406 sq ft / 37.7 sq m

Ground Floor
596 sq ft / 55.4 sq m
(Including Reduced Headroom)



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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.





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