FOR SALE

£900,000

Kings Farm Avenue, Richmond, TW10

Offers In Excess Of

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.

- Three Bedrooms
- One Bathroom
- Separate Reception Room
- Open Plan Kitchen / Dining Room
- Freehold | EPC C | Council Tax D

- North Sheen Train Station
- Excellent Local Primary Schools Nearby
- Quiet Cul-De-Sac Location
- Allotment Views Behind
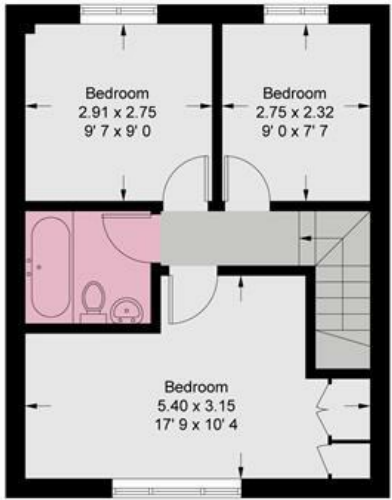- Excellent Condition Throughout

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

JAMES ANDERSON

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Garden
12.19 x 5.64
40' 0 x 18' 6
(Approx)

= Reduced headroom below 1.5m / 5'0

**Kitchen /
Dining Room**
6.14 x 5.33
20' 2 x 17' 6

Bedroom
2.91 x 2.75
9' 7 x 9' 0

Bedroom
2.75 x 2.32
9' 0 x 7' 7

**Reception
Room**
4.08 x 3.39
13' 5 x 11' 1

Bedroom
5.40 x 3.15
17' 9 x 10' 4

First Floor
406 sq ft / 37.7 sq m

IN

Front Garden
6.03 x 5.94
19' 9 x 19' 6
(Approx)

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

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		89
(69-80) C	75	
(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$_2$) 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		

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