



**JAMES
ANDERSON**



FOR SALE

£1,095,000






Tangier Road, Richmond, TW10

Nestled on the desirable Tangier Road in Richmond, this beautifully presented three-bedroom house offers a perfect blend of comfort and long-term potential for the growing family. The property has been extensively refurbished by the current owners and offers three good sized bedrooms, a contemporary family bathroom, separate bay fronted reception room with log burner and an open plan kitchen / dining space that is ideal for entertaining. One of the standout features of this home is the large garden with a separate home office and potential to further extend into both loft area and at the rear (STPP).

Richmond is renowned for its vibrant community, excellent schools, and stunning parks, making this location highly sought after. The River Thames nearby provides an opportunity for rowing and cruising or simply following the tow path on foot. There are many schools in the general vicinity including, but not limited to, Sheen Mount Primary School, St Paul's, Tower House and Ibstock Place School.

For those who commute, Mortlake station (approximately 0.6 miles away) offers a regular service into Waterloo and Clapham Junction. The area also provides excellent access onto the M4 and M3 and to Heathrow airport (approximately 11.0 miles away).

-  Three Bedrooms
-  Modern Family Bathroom
-  Reception Room With Log Burner
-  Open Plan Kitchen / Dining Room
-  Freehold | EPC C | Council Tax Band F

-  North Sheen Train Station
-  Excellent Local Primary Schools Nearby
-  Popular Residential Road
-  HUGE POTENTIAL TO EXTEND (STPP)
-  In Excess Of 1,146 Sqft



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

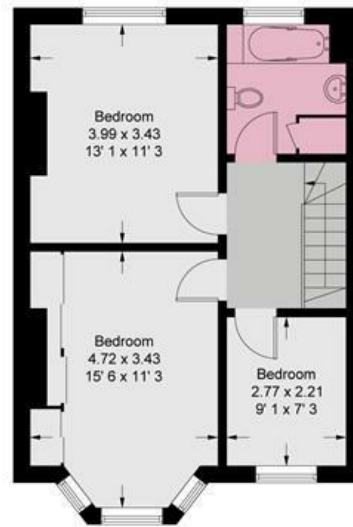
020 8876 6611

Tangier Road

Approximate Gross Internal Area = 1229 sq ft / 114.2 sq m
 (Including Office)
 Office = 83 sq ft / 7.8 sq m



Ground Floor
631 sq ft / 58.6 sq m



First Floor
515 sq ft / 47.8 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			88
(81-91) B			
(69-80) C		71	
(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 CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

