JAMES ANDERSON

FOR SALE

£2,700,000

Berwyn Road, Richmond, TW10

A superbly positioned and substantial detached house located in one of the area's most sought after roads. The property has remained within the same family for 50 years and will offer an exciting opportunity for a new family to create a home of their own. This wonderful house is believed to be one of the last remaining un-extended examples positioned on the favoured west side of this popular road and boasts off street parking, a huge rear garden, spacious rooms, charm and character plus superb long term potential. There is scope to extend the property substantially to both the rear, loft and side (subject to planning).

Berwyn Road is one of the most sought after locations in the area, Sheen Common and Richmond Park are both a short distance away. The OFSTED rated 'outstanding' Sheen Mount Primary school is also nearby which will appeal to young couples and families. Richmond and East Sheen town centres with their array of shops, restaurants and many other amenities are easily accessible.

- Five Bedrooms
- Two Bathrooms
- Separate Reception Room
- Bay Fronted Dining Room
- Freehold | EPC E | Council Tax

- Mortlake Station & North Sheen (ZONE 3)
- Sheen Mount Primary School Catchment
- Premier Parkside Location
- West Facing Rear Garden
- Massive Potential To Extend (STPP)

Berwyn Road

Approximate Gross Internal Area = 2370 sq ft / 220.2 sq m
(Including Reduced Headroom / Garage)
Reduced Headroom = 15 sq ft / 1.4 sq m
Garage = 57 sq ft / 5.3 sq m

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Garden
32.94 x 12.34
108' 1 x 40' 6
(Approx)

Conservatory
3.98 x 3.47
13' 1 x 11' 5

= Reduced headroom below 1.5m / 5'0

Reception Room
5.86 x 4.24
19' 3 x 13' 11

Kitchen
5.62 x 3.12
18' 5 x 10' 3

Utility
3.22 x 2.87
10' 7 x 9' 5

Patio
9.09 x 3.43
29' 10 x 11' 3
(Approx)

IN

Dining Room
5.31 x 4.49
17' 5 x 14' 9

Garage
2.78 x 1.88
9' 1 x 6' 2

Front Driveway
12.37 x 7.97
40' 7 x 26' 2
(Approx)

Ground Floor
1279 sq ft / 118.8 sq m
(Including Reduced Headroom / Excluding Garage)

Bedroom
4.21 x 4.13
13' 10 x 13' 7

Bedroom
2.97 x 2.58
9' 9 x 8' 6

Bedroom
3.93 x 3.65
12' 11 x 12' 0

Bedroom
5.17 x 4.47
17' 0 x 14' 8

Bedroom
4.41 x 2.75
14' 6 x 9' 0

First Floor
1034 sq ft / 96.1 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		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(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		

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