



JAMES  
ANDERSON



## FOR SALE

**£1,250,000**




### Denehurst Gardens, Richmond, TW10






Offers In Excess Of

A spacious four-bedroom semi-detached home situated on a highly sought-after residential road, offering excellent potential to extend and modernise (subject to the usual local authority consents).

This bright and appealing property is in need of full refurbishment, providing a fantastic opportunity for a buyer to personalise and add value. Arranged over two floors, the accommodation comprises four generously sized bedrooms, a family bathroom, and a separate WC on the first floor. The ground floor features a separate reception room, a dining room, kitchen, and utility room. Additional benefits include off-street parking, garage and a mature west-facing rear garden that is ideal for enjoying the afternoon sun and offering outstanding potential for future development.

Denehurst Gardens is situated on the East Sheen/Richmond border, approximately 900 metres from the main Sheen shopping centre. Bus routes are immediately to hand on the Upper Richmond Road West, whilst Mortlake Railway station is approximately 1 km away. There are also many excellent schools in the general vicinity.

-  Four Bedrooms
-  One Bathroom
-  Bay Fronted Reception Room
-  Kitchen With Scope To Extend
-  Freehold | EPC D | Council Tax Band

-  0.7 Miles To North Sheen Train Station (ZONE 3)
-  Excellent Local Schools Nearby
-  Pretty Residential Road
-  Semi-Detached & Off Street Parking
-  HUGE SCOPE TO EXTEND \*stpp



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

020 8876 6611

# Denehurst Gardens

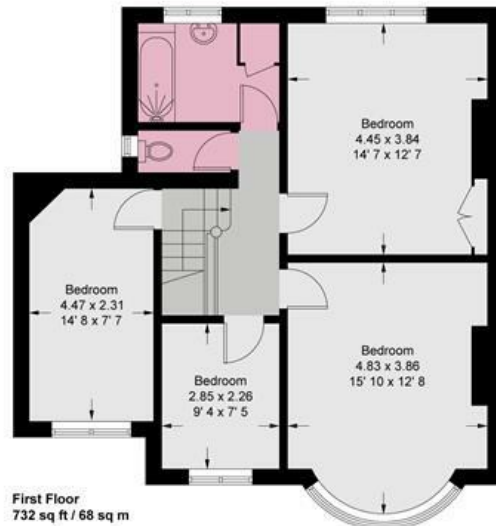
Approximate Gross Internal Area = 1585 sq ft / 147.3 sq m  
(Including Garage)  
Garage = 129 sq ft / 12 sq m



JAMES  
ANDERSON






Ground Floor  
724 sq ft / 67.3 sq m  
(Excluding Garage)



First Floor  
732 sq ft / 68 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

