



JAMES
ANDERSON

Somerton Avenue
Richmond TW9
£1,325,000



Somerton Avenue Richmond TW9

A fully extended five-bedroom family home with exceptional entertaining space and separate garden studio. This wonderful property provides superb, modern and light accommodation over three floors. The ground floor offers a wide, 'buggy friendly' entrance hallway with storage and a downstairs WC, a snug reception room with a working log burner, and a fabulous extended kitchen/family room with bi-folding doors providing direct access to the rear garden. The first floor comprises two double bedrooms, a gorgeous family bathroom, a further bedroom/study, separate utility cupboard and stairs leading to the loft conversion. The top floor provides an impressive principal bedroom with a luxurious en-suite shower room and a further bedroom with access to excellent eaves storage. Outside, the property benefits from a mature garden with clever secure rear access and a separate cedar clad garden room offering flexible further accommodate.

Somerton Avenue is well positioned for several outstanding Ofsted-rated schools including Sheen Mount, Marshgate and Holy Trinity. Commuters are equally well catered for, with Richmond, Kew and North Sheen stations close to hand, as well as excellent bus services to Central London.



















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Approximate Gross Internal Area = 1862 sq ft / 173 sq m
(Including Reduced Headroom / Eaves / Storage / Office)
Reduced Headroom = 152 sq ft / 14.1 sq m
Storage = 37 sq ft / 3.4 sq m
Office = 144 sq ft / 13.4 sq m



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