



**JAMES
ANDERSON**



FOR SALE

£1,250,000

Somerton Avenue, Richmond, TW9

An exceptional and fully extended four-bedroom family home with a south facing garden. This stunning property provides superb, modern, and light accommodation over three floors. The ground floor offers entrance hallway with storage and a downstairs w/c, a snug reception room with a feature fireplace, and a fabulous extended kitchen/family room with bi-folding doors overlooking the landscaped rear garden. The first floor comprises two double bedrooms with a gorgeous family bathroom room, a further bedroom/study and stairs leading to the loft conversion. The top floor provides an impressive principal bedroom with a luxurious en-suite shower room and a separate space currently used as a study. Outside the property there is a landscaped south facing rear garden with useful rear access.

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



Four Bedrooms & Study



Two Bathrooms



Separate Reception Room



Extended Kitchen / Family Room



Freehold | EPC Rating C | Council Tax F



North Sheen Station (Zone 3)



Excellent Local Schools Nearby



Popular Residential Avenue



South Facing Garden



Beautifully Presented Throughout



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

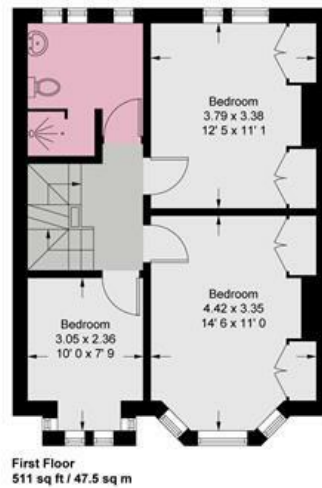
020 8876 6611

Somerton Avenue

Approximate Gross Internal Area = 1457 sq ft / 135.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 88 sq ft / 8.2 sq m
 Total = 1545 sq ft / 143.6 sq m



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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			
(69-80) C			
(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	70	80

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		

