



**JAMES
ANDERSON**



FOR SALE

£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.

-  Five Bedrooms
-  Two Bathrooms
-  South Facing Reception Room
-  Extended Kitchen / Dining Room At The Rear
-  Freehold | Council Tax Band E | EPC Rating TBC
-  Ideally Located For North Sheen & Mortlake Station's (ZONE 3)
-  Excellent Local Schools Nearby
-  East Sheen / Richmond Borders
-  In Excess Of 1,860 Sqft
-  Separate Garden Home Office

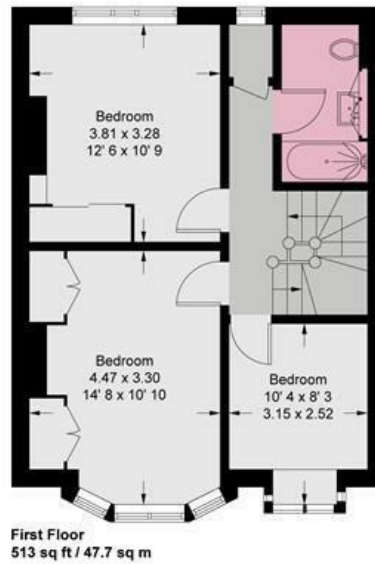
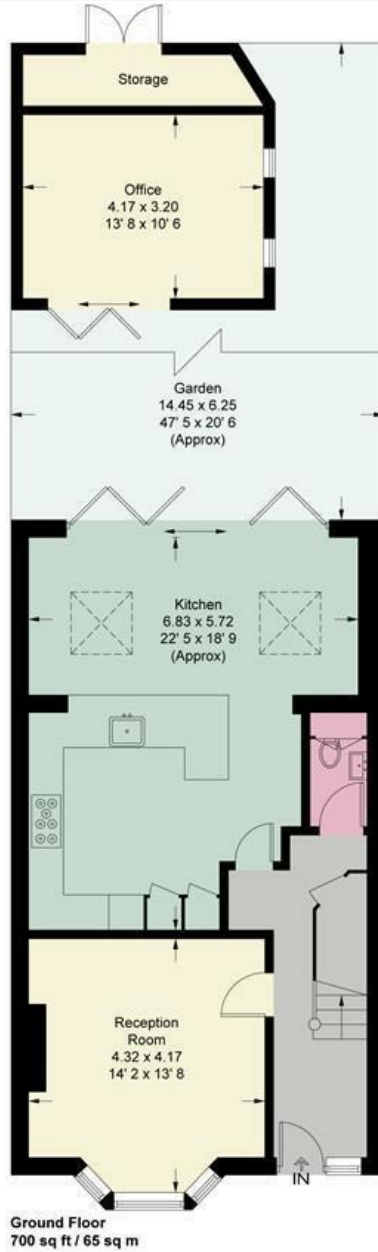


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Somerton Avenue

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



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 | |

| 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 | |

