



**JAMES  
ANDERSON**













## FOR SALE

**£850,000**

**Somerton Avenue, Richmond, TW9**

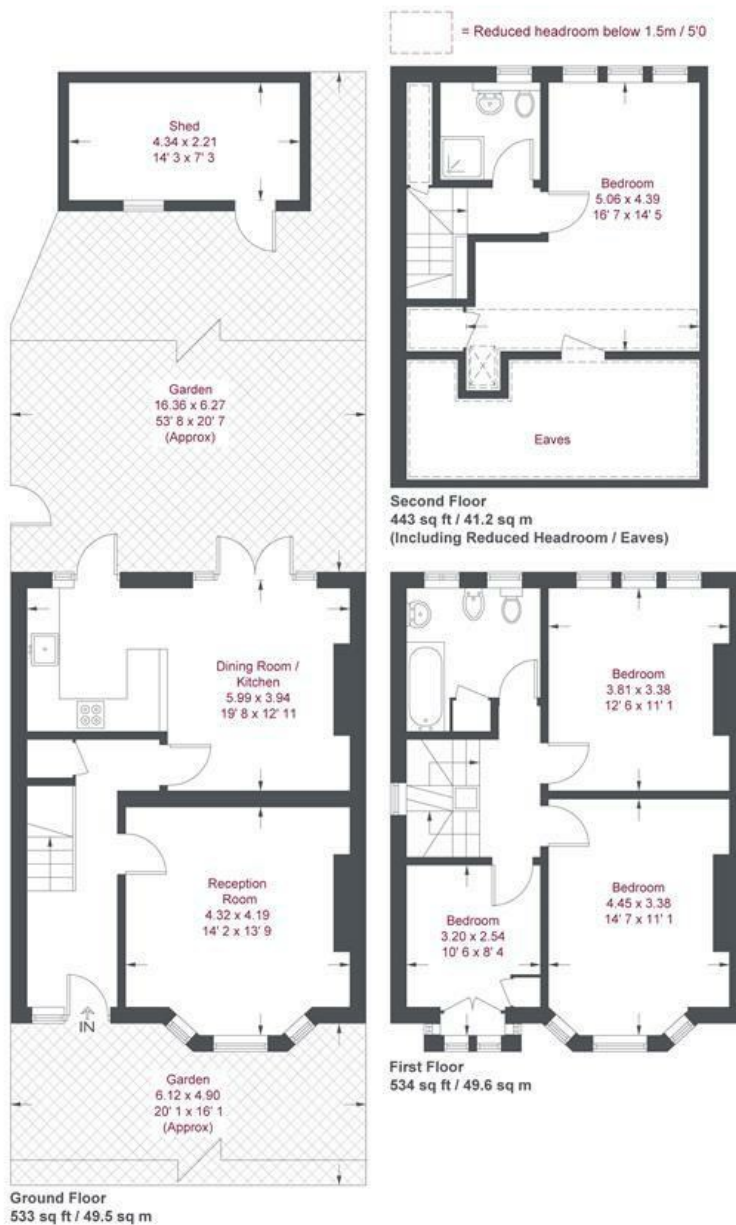
A four bedroom end terrace home with off street parking in need of some modernisation. The property offers great long term potential with further scope to extend (subject to planning). The living space on the ground floor comprises hallway, bay fronted lounge with fireplace, dining room with French Doors to the garden, fitted kitchen and under-stairs storage. There are stairs leading up to the first floor which offers landing, main double bedroom, second double bedroom, third single bedroom and a large modern bathroom with airing cupboard. There is further double bedroom and separate bathroom in the loft. To the rear is a good size private garden with useful side access and a large garage ideal for storage. Somerton Avenue is a well regarded location on the Richmond and SW14 border proving good access to both Richmond and East Sheen town centres. Mortlake Station, North Sheen Station and The River Thames are all easily accessible.

-  Four Bedrooms
-  Two Bathrooms
-  Bay Fronted Reception Room
-  Potential To Extend Kitchen (STP)
-  EPC Rating D
-  North Sheen Station
-  Excellent Local Schools
-  Popular Residential Road
-  No Onward Chain
-  Off Street Parking



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### Somerton Avenue

Approximate Gross Internal Area = 1338 sq ft / 124.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 172 sq ft / 16 sq m  
 Shed = 103 sq ft / 9.6 sq m  
 Total = 1613 sq ft / 149.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

