



**JAMES  
ANDERSON**



## FOR SALE

**£895,000**

Thompson Avenue, Richmond, TW9

A fully extended and recently updated three double bedroom family home located in a quiet cul-de-sac location. The property is presented in excellent order throughout with accommodation over three floors. The ground floor offers entrance hall, reception room with a working feature fireplace, under stairs and a stunning extended kitchen / dining room ideal for entertaining with bi-folding doors out to the garden. The upper floors host three double bedrooms, two modern bathrooms (one en-suite) and ample storage in the eaves. Outside the property there is a secluded front garden with bike storage and a low maintenance garden at the rear. Thompson Avenue is ideally located for Richmond Park and Kew Royal Botanic Gardens. The commuter is equally well catered for with Richmond, Kew Gardens and North Sheen stations close to hand with additional excellent bus services to Central London.

Council tax band D.

-  Three Double Bedrooms
-  Two Modern Bathrooms
-  One Reception Room
-  Extended Kitchen / Dining Space
-  EPC Rating D
-  A Short Walk To Kew Gardens Tube
-  Excellent Local Primary Schools
-  Cul-De-Sac Location
-  Freehold House
-  No Onward Chain

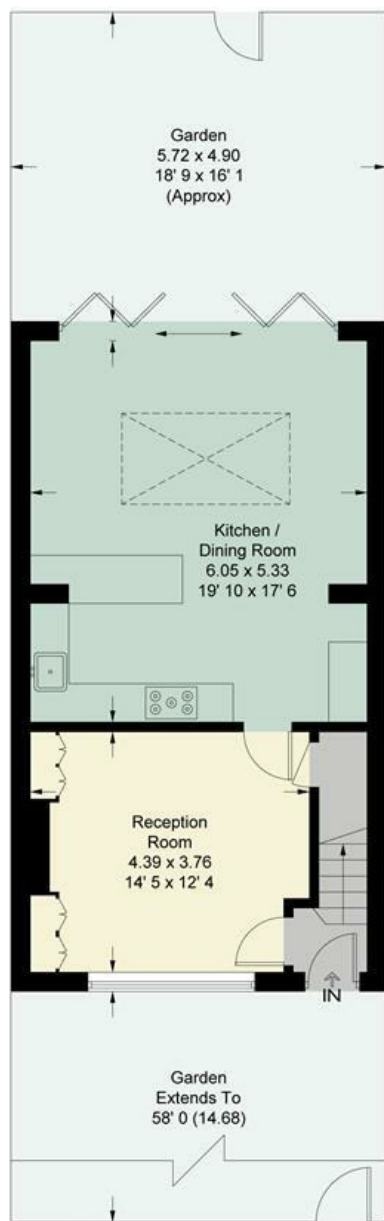


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Thompson Avenue

Approximate Gross Internal Area = 1169 sq ft / 108.6 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 96 sq ft / 8.9 sq m  
 Total = 1265 sq ft / 117.5 sq m



**Ground Floor**  
583 sq ft / 54.2 sq m



**Second Floor**  
347 sq ft / 32.2 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
335 sq ft / 31.1 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			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

