



**JAMES
ANDERSON**



FOR SALE

£1,050,000

Tangier Road, Richmond, TW10

A substantial four-bedroom period semi-detached family home situated on a popular residential road. The accommodation is arranged over two floors and comprises: Ground floor – a porch leading to a wide entrance hallway, a bay fronted reception room, kitchen with a utility area, an extended family / dining room and a study. First floor - landing, three good sized double bedrooms, a single bedroom, a family bathroom, and a separate w/c. Outside - to the front is a small garden with side access leading to the rear and a good-sized rear garden that is mostly laid to lawn. The property offers enormous potential to extend into the loft space (subject to planning permission) to add additional bedrooms. Tangier Road is a wonderful, peaceful, and leafy residential road with ample street parking and close to the outstanding Holy Trinity Primary School making this is an ideal family home close to North Sheen and Mortlake stations with direct and easy access to Central London. The delights of Richmond Park are close by as are all the shops, cafes, and amenities of Richmond.

-  Four Bedrooms
-  One Bathroom
-  Bay Fronted Reception Room
-  Kitchen With Appliances
-  Freehold | EPC Rating E | Council Tax Band G
-  North Sheen Station (Zone 3)
-  Excellent Local Primary Schools Nearby
-  No Onward Chain
-  In Excess of
-  Potential To Extend (STPP)

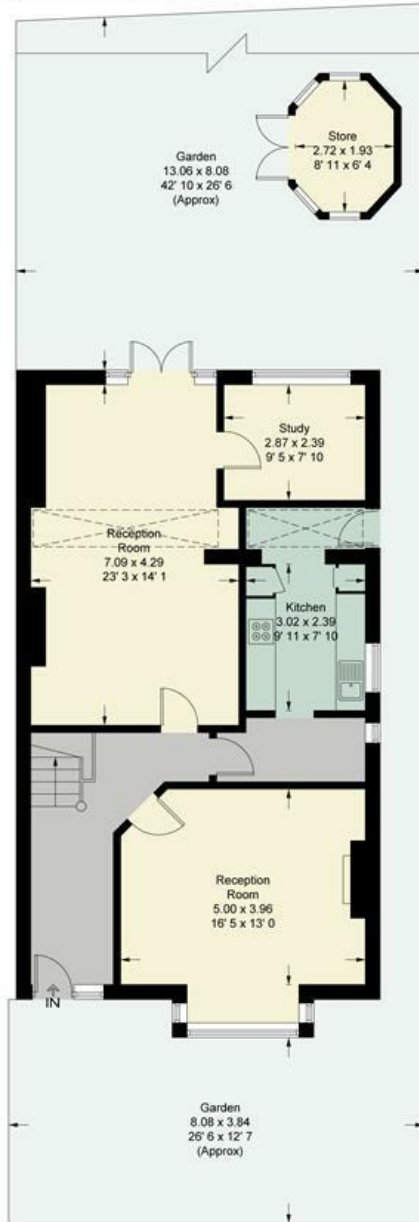


Tangier Road

Approximate Gross Internal Area = 1844 sq ft / 171.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 284 sq ft / 26.4 sq m
 Store = 52 sq ft / 4.8 sq m
 Total = 2180 sq ft / 202.6 sq m

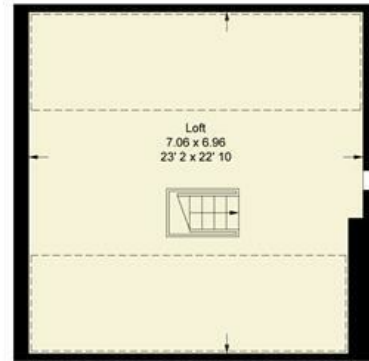


**JAMES
ANDERSON**

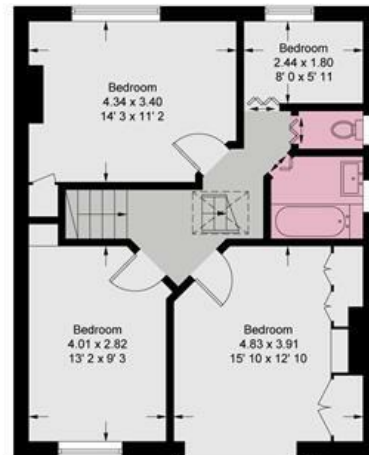


Ground Floor
938 sq ft / 87.2 sq m

= Reduced headroom below 1.5m / 5'0"



Loft
525 sq ft / 48.8 sq m
(Including Reduced Headroom)



First Floor
665 sq ft / 61.8 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			83
(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		

