



**JAMES
ANDERSON**



FOR SALE

£850,000

Tangier Road, Richmond, TW10

An un-modernised three bedroom end of terrace house located on the East Sheen / Richmond borders. The property will require updating throughout and offers fantastic potential to extend (STPP). The current accommodation is arranged over two floors and comprises; entrance hallway, separate reception room, dining room, kitchen, three good sized bedrooms and one family bathroom. There is also access to a large loft area ideal for converting into additional bedroom space. Outside the property boasts a large rear garden with useful side access. 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.



Three Bedrooms



One Bathroom



Bay Fronted Reception Room



Kitchen



Freehold | EPC Rating D | Council Tax F



North Sheen & Richmond Station



Excellent Local Primary Schools



Popular Residential Road



Huge Potential To Extend & Add Value (STPP)



No Onward Chain



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

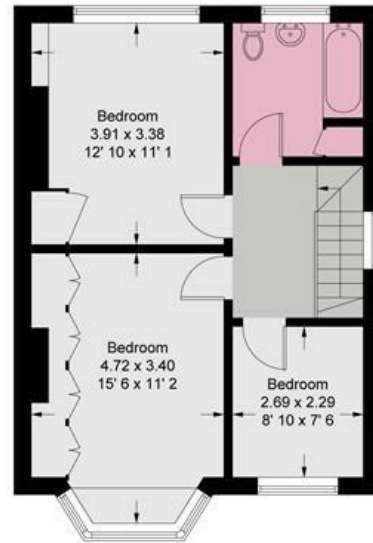
020 8876 6611

Tangier Road

Approximate Gross Internal Area = 1119 sq ft / 104 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			85
(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	

