



**JAMES
ANDERSON**



FOR SALE

£895,000

Thompson Avenue, Richmond, TW9

An extended and beautifully presented three double bedroom family home located in a quiet cul-de-sac location. This lovely home offers accommodation over three floors comprising entrance hall, reception room with a working log burner, under stairs storage 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 50ft rear garden with a summer house ideal for those working from home and useful rear access. 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 Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Open Kitchen / Dining Room
-  Freehold | EPC C | Council Tax D
-  Kew Station Nearby
-  Excellent Local Primary Schools
-  Cul-De-Sac Location
-  In Excess of 1,300 Sqft
-  Large Garden & Garden Office



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

020 8876 6611

Thompson Avenue

Approximate Gross Internal Area = 1217 sq ft / 113 sq m
(Excluding Reduced Headroom / Eaves Storage)

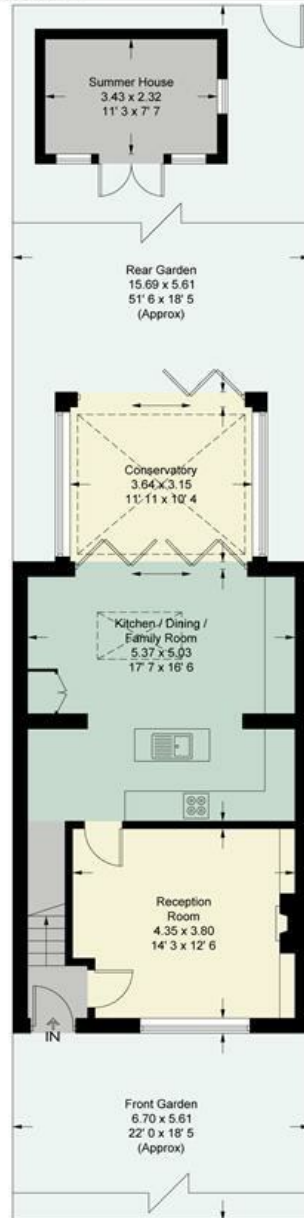
Reduced Headroom / Eaves Storage = 92 sq ft / 8.6 sq m

Summer House = 85 sq ft / 7.9 sq m

Total = 1394 sq ft / 129.5 sq m



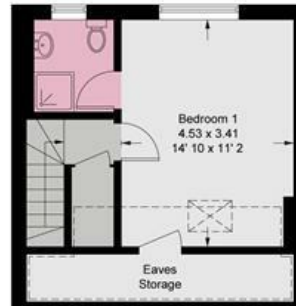
JAMES
ANDERSON



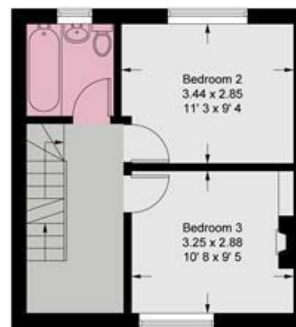
Ground Floor
650 sq ft / 60.4 sq m



= Reduced headroom below 1.5m / 5'



Second Floor
325 sq ft / 30.2 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
334 sq ft / 31 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			85
(81-91) B		70	
(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	

