



JAMES  
ANDERSON



## FOR SALE

£925,000

Carrington Road, Richmond, TW10

A MUST VIEW HOUSE LOCATED NEAR EXCELLENT SCHOOLS, WITH A LARGE GARDEN AND OFF STREET PARKING!

A well-presented three-bedroom end of terrace family home with off street parking and a large rear garden. This wonderful house has accommodation arranged to provide an open plan kitchen / family room, a separate utility and downstairs w/c, three good sized bedrooms and one family bathroom. Outside there is spectacular rear garden that extends 55ft with useful side access and off-street parking to the front. Carrington Road is within the catchment area of many of the sought after local schools including Marshgate, Sheen Mount, and Holy Trinity. North Sheen station which offers a direct route into London is also a short walk away.



Three Bedrooms



One Bathroom



Through Reception Room



Modern Fully Integrated Kitchen



Freehold | EPC D | Council Tax Band



A Short Walk To North Sheen Station



Sheen Mount / Darell / Holy Trinity Primary Schools



Cul-De-Sac Location



Off Street Parking



Potential To Extend (STPP)



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

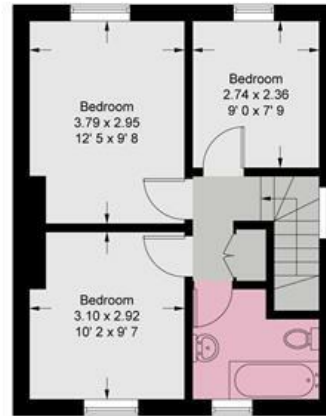
020 8876 6611

# Carrington Road

Approximate Gross Internal Area = 978 sq ft / 90.9 sq m



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First Floor  
411 sq ft / 38.2 sq m

Ground Floor  
567 sq ft / 52.7 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

