



**JAMES
ANDERSON**



FOR SALE

£750,000

Clifford Avenue, London, SW14

DEVELOPMENT OPPORTUNITY - NO CHAIN - WEST FACING GARDEN

An un-modernised three bedroom house with a 65ft west facing rear garden 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, two reception rooms, kitchen, three good sized bedrooms, one family bathroom with separate toilet and a separate utility room. There is also access to a large loft area ideal for storage. Outside the property is set back with a 20ft front garden and there is also a large west facing garden at the rear. The outstanding Holy Trinity & Sheen Mount Primary Schools are nearby making this 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 Double Bedrooms



One Bathroom



Two Reception Rooms



Kitchen With Scope To Extend Open Plan (STPP)



Freehold | EPC G | Council Tax E



North Sheen & Mortlake Station (ZONES 3)



Holy Trinity & Sheen Mount Primary Schools



Parking On Nearby Roads



65ft WEST FACING GARDEN



No Chain



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

020 8876 6611

Clifford Avenue

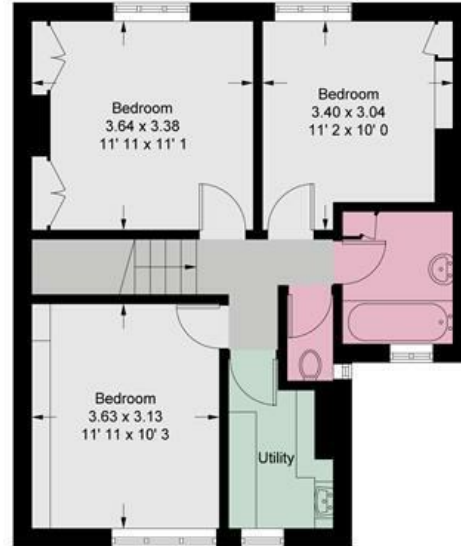
Approximate Gross Internal Area = 1081 sq ft / 100.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Shed = 35 sq ft / 3.3 sq m
 Total = 1120 sq ft / 104.1 sq m



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= Reduced headroom below 1.5m / 5'0"



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		3	
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		

