FOR SALE

£1,175,000

Warren Avenue, Richmond, TW10

- PLANNING TO EXTEND - GROUND FLOOR EXTENSION - TWO STORY EXTENSION - OFF STREET PARKING - LARGE GARDEN -

A fantastic opportunity to purchase a wonderfully light house with off street parking and a large garden, on a popular residential road. The property is in good decorative order throughout and has planning permission granted to further extend (20/3059/FUL).

The current accommodation is arranged over two floors and comprises; entrance hallway, two reception rooms, dining room, kitchen, three good sized bedrooms and two bathrooms. There is also access to a large loft area ideal for storage. Outside the property boasts a large rear garden with useful side access and the benefit of off street parking to the front. Warren Avenue is a wonderful and leafy residential road 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
- Two Bathrooms
- Two Reception Rooms
- PLANNING PERMISSION TO EXTEND (20/3059/FUL)
- Frreehold | Council Tax G | EPC D

- North Sheen Station (ZONE 3)
- Sheen Mount & Holy Trinity School Catchments
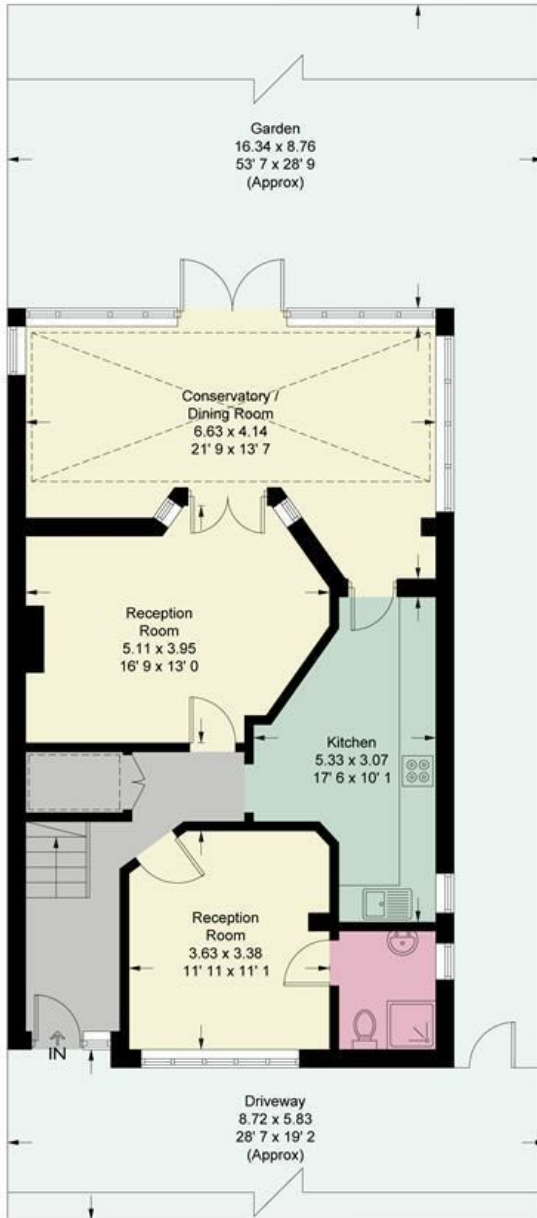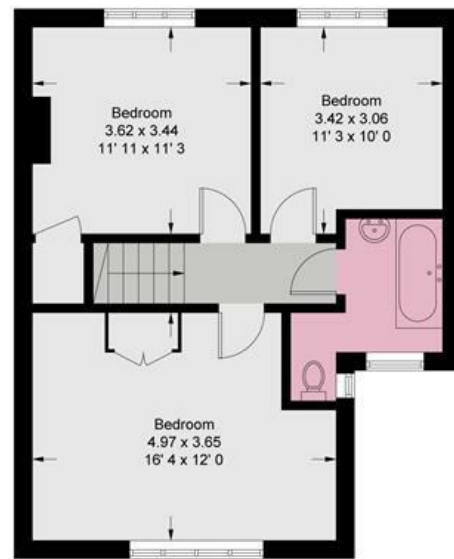- Large Garden
- No Onward Chain
- Off Street Parking

Warren Avenue

Approximate Gross Internal Area = 1404 sq ft / 130.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Total = 1418 sq ft / 131.8 sq m

JA JAMES ANDERSON

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Garden
16.34 x 8.76
53' 7 x 28' 9
(Approx)

☐ = Reduced headroom below 1.5m / 5'0

Conservatory / Dining Room
6.63 x 4.14
21' 9 x 13' 7

Reception Room
5.11 x 3.95
16' 9 x 13' 0

Kitchen
5.33 x 3.07
17' 6 x 10' 1

Reception Room
3.63 x 3.38
11' 11 x 11' 1

IN

Driveway
8.72 x 5.83
28' 7 x 19' 2
(Approx)

Ground Floor
863 sq ft / 80.2 sq m
(Including Reduced Headroom)

Bedroom
3.62 x 3.44
11' 11 x 11' 3

Bedroom
3.42 x 3.06
11' 3 x 10' 0

Bedroom
4.97 x 3.65
16' 4 x 12' 0

First Floor
555 sq ft / 51.6 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		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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