



JAMES  
ANDERSON













## FOR SALE

**£1,100,000**

### Tangier Road, Richmond, TW10

A substantial and well presented four-bedroom period semi-detached family home situated on a popular residential road. The accommodation is arranged over two floors and comprises: Ground floor - a wide entrance hallway with under stairs storage, a bay fronted south facing reception room, modern kitchen, and a separate dining room with French doors out to the garden. First floor - landing, three good sized double bedrooms, a single bedroom, a family bathroom, and a separate w/c. Outside - to the front is a small garden with useful side access leading to a good-sized rear garden that is mostly laid to lawn. The property also offers enormous potential to extend into the loft space to add additional bedrooms and on the ground floor to enlarge the kitchen/living space (subject to the usual consents).

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.

-  Four Bedrooms
-  One Bathroom
-  Separate Reception Room
-  Kitchen With Potential To Extend (STPP)
-  Freehold | EPC D | Council Tax F
-  Mortlake & North Sheen Stations (BOTH ZONE 3)
-  Holy Trinity Primary School
-  Cul-De-Sac Location
-  Semi-Detached
-  LOFT POTENTIAL (STPP)

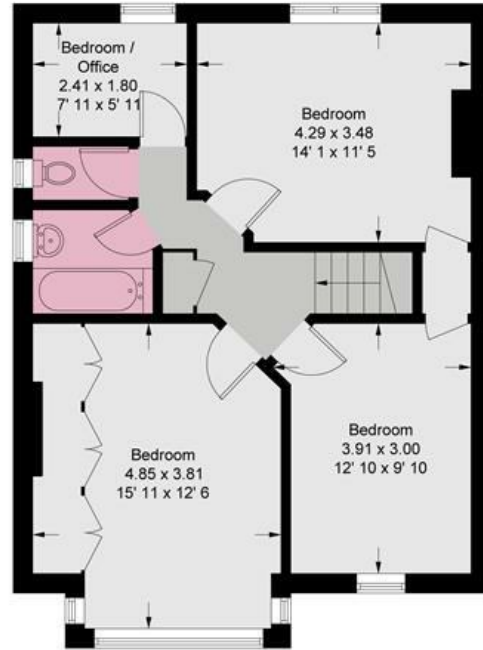
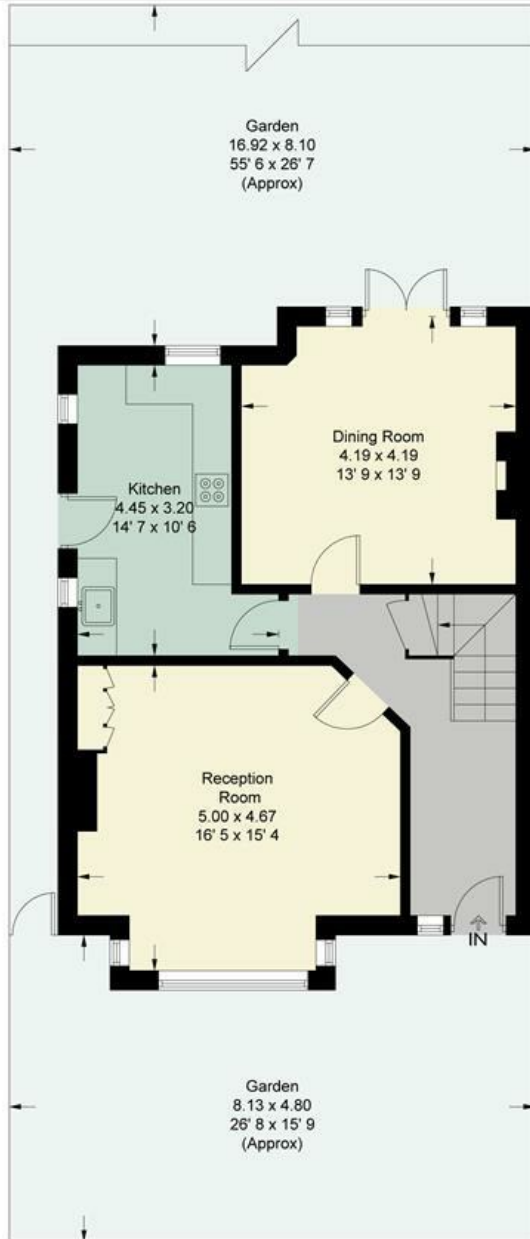


# Tangier Road

Approximate Gross Internal Area = 1353 sq ft / 125.7 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

