



**JAMES
ANDERSON**



FOR SALE

£895,000

The Close, Richmond, TW9

An inviting semi-detached house with three bedrooms perfect for the growing family with scope to extend the loft (STPP). The accommodation comprises entrance hallway, downstairs utility, through reception room and a modern kitchen. The first floor includes three good sized bedrooms and one family bathroom. There is also potential to extend into the loft area to create an additional bedroom and bathroom. The Close is a quiet cul-de-sac ideally positioned for North Sheen train station (Zone 3), Kew Gardens and Mortlake. Close to outstanding schools including Marshgate and Sheen Mount.



Three Bedrooms



One Bathroom



Open Plan Living Space



Modern Kitchen



Freehold | EPC TBC | Council Tax E



North Sheen, Kew & Richmond Stations



Close To Excellent Local Schools



Quiet Cul-De-Sac Location



Refurbished Throughout, Replumbed & Wired For Ethernet

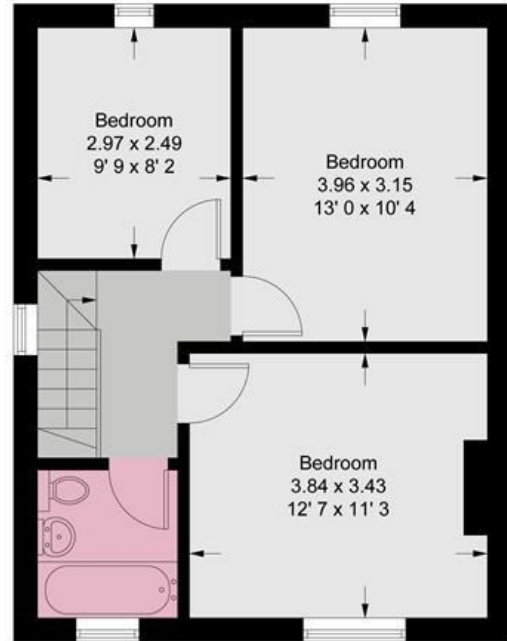


Great Potential To Further Extend & Develop Loft (STPP)






Ground Floor
487 sq ft / 45.2 sq m



First Floor
473 sq ft / 43.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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