



**JAMES  
ANDERSON**



## FOR SALE

**£995,000**

**Carrington Road, Richmond, TW10**

An extended and beautifully presented three bedroom family home located in a quiet cul-de-sac location just moments from Richmond. This stunning property offers accommodation over two floors comprising entrance hall, separate reception room, downstairs w/c, a stunning extended kitchen / family room that is ideal for entertaining with bi-folding doors leading out to the rear garden. The first floor hosts three bedrooms, and a modern family bathroom with ample storage available in the loft. Outside there is a superb south facing rear garden and parking for up to two cars to the front of the house.

Carrington Road is within the catchment area of many of the sought after local schools including Marshgate and Holy Trinity. North Sheen station which offers a direct route into London is also a short walk away.



Three Bedrooms



One Family Bathroom



Separate Reception Room



Stunning Extended Kitchen / Dining Room



Freehold | EPC | Council Tax Band D



North Sheen Train Station (ZONE 3)



Holy Trinity, Marshgate & Kings House Schools Nearby



Quiet Cul-De-Sac Location



South Facing Garden



Driveway For Parking

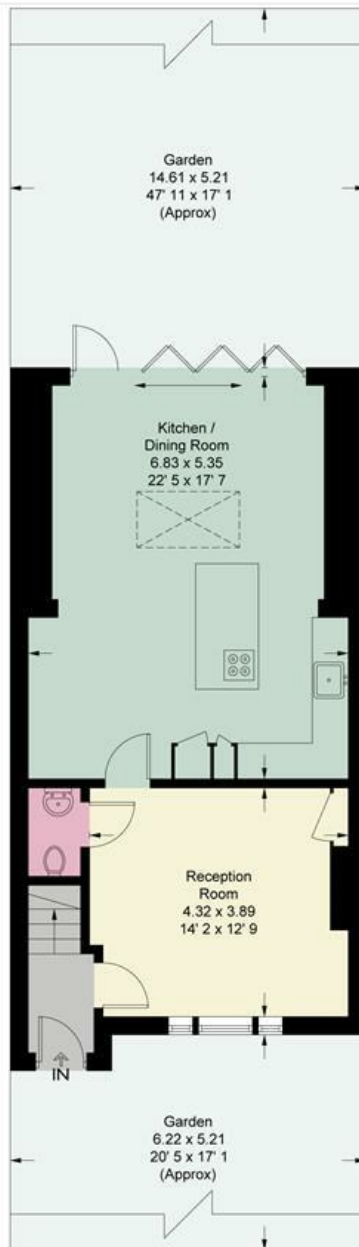


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

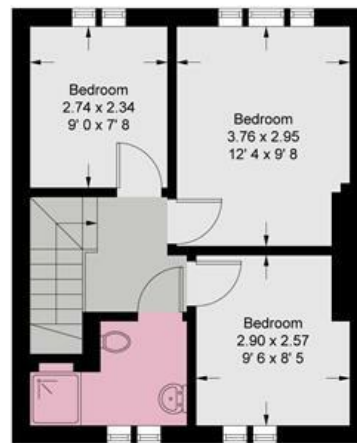
020 8876 6611

# Carrington Road

Approximate Gross Internal Area = 1005 sq ft / 93.4 sq m




Ground Floor  
608 sq ft / 56.5 sq m



First Floor  
397 sq ft / 36.9 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	