JAMES ANDERSON











# FOR SALE

# £850,000

## Manor Grove, Richmond, TW9

This delightful Edwardian terrace house offers a wonderful blend of period charm whilst also offering excellent scope to extend (subject to the usual consents). Offered for sale with NO ONWARD CHAIN, the property boasts a through reception room, enhanced by beautiful mid 20th century parquet flooring and a cast iron fireplace, and a modern, fully integrated kitchen fitted with contemporary units and appliances. Upstairs there are two well-proportioned double bedrooms, and a third study / bedroom area in the loft. Externally, the house enjoys an impressive 50ft rear garden, with a useful home office, perfect for remote working or creative pursuits, along with convenient rear access which adds further practicality.

There is also excellent scope to extend the property at the rear and to develop the loft space creating a full width kitchen / living area directly onto the garden and additional bedrooms on the second floor (subject to planning and usual consents).

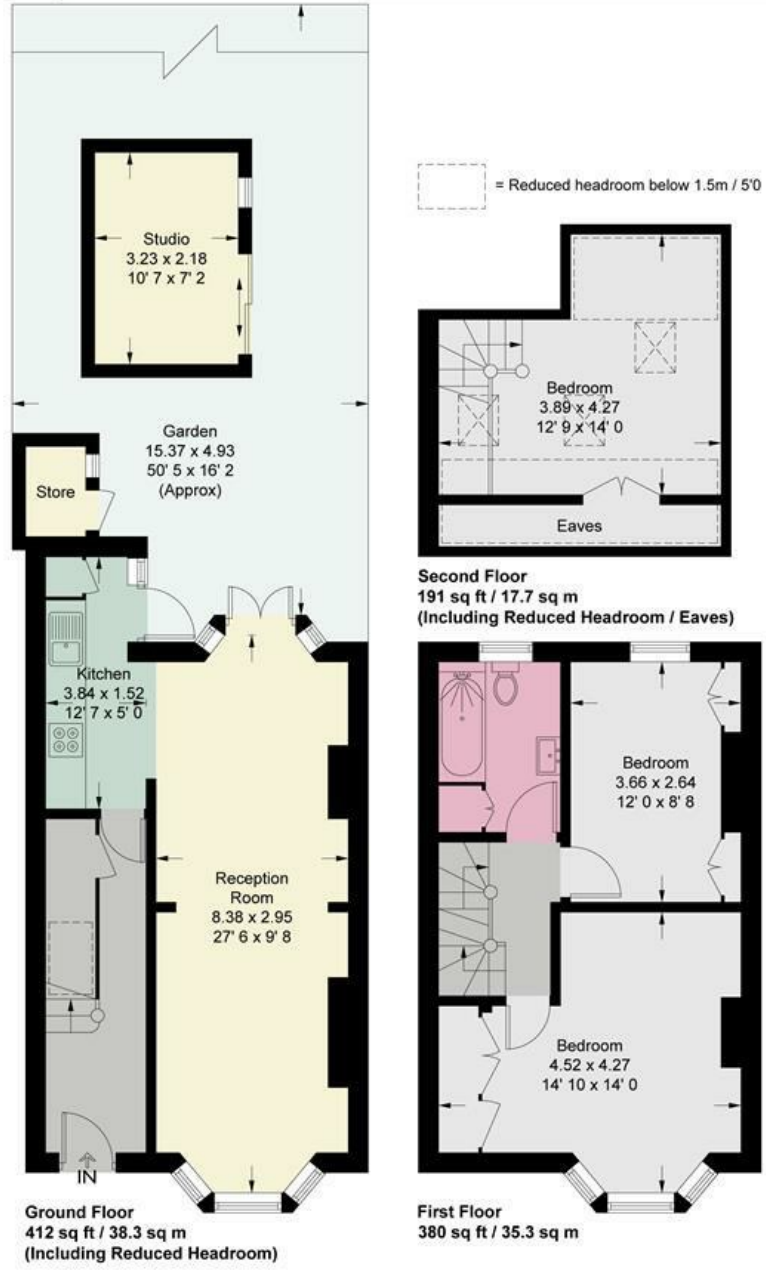
Manor Grove is a popular residential street within ready of Richmond with it's wealth of shops, cafes, pubs and restaurants to explore. The riverside walks of the Thames Path and the peaceful acres of Richmond Park are also close by plus several excellent local primary schools including Holy Trinity, Darrell School, The Vineyard & Christs Secondary.

- Three Bedrooms
- One Bathroom
- Modern Kitchen
- Through Reception Room
- Freehold | Council Tax Band D | EPC Rating D
- Just 0.4 Miles To North Sheen Station
- Excellent Local Primary Schools Nearby
- Popular Residential Location
- 50ft Rear Garden
- Potential To Extend (STPP)

# Manor Grove

Approximate Gross Internal Area = 1072 sq ft / 99.6 sq m
(Including Reduced Headroom / Eaves / Studio / Store)
Reduced Headroom / Eaves = 94 sq ft / 8.7 sq m
Studio = 76 sq ft / 7.1 sq m
Store = 13 sq ft / 1.2 sq m

JAMES ANDERSON




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.

