JAMES ANDERSON











FOR SALE

£835,000

Lambert Avenue, Richmond, TW9

An excellent opportunity to acquire this beautifully presented, partially extended semi-detached family home, featuring a newly fitted kitchen, a practical downstairs utility room / w.c, and a larger-than-average rear garden. Ideally situated on Lambert Avenue, the property is within approximately 1.2 miles of both Richmond Park and the Royal Botanic Gardens, Kew, making it an attractive choice for families seeking space, convenience and access to green open spaces.

The ground floor comprises an entrance porch leading to a welcoming hallway with stairs to the first-floor landing, a reception room featuring an attractive fireplace, and an extended kitchen/dining room fitted with a newly installed kitchen and patio doors opening onto the rear garden. A useful downstairs utility room provides additional space for laundry and household storage, complemented by a cloakroom and a rear entrance hall with built-in storage and a door leading directly to the garden.

On the first floor, the landing provides access to two well-proportioned double bedrooms, an open work space that can be converted back to a third bedroom, and a modern four-piece family bathroom.

Externally, the front garden is enclosed by wooden panel fencing and features established flower and shrub displays. A shared courtesy pathway and gate provide access to the rear, where a particularly generous garden offers

- Two/Three Bedrooms
- One Bathroom
- Separate Reception Room
- Modern Extended Kitchen / Dining Space
- Freehold | EPC Rating D | Council Tax Band E
- Just 0.6 Miles To North Sheen Station
- Excellent Local Primary Schools Nearby
- Further Scope To Extend (STPP)
- End Of Terrace
- 90ft Rear Garden

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Approximate Gross Internal Area = 1041 sq ft / 96.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 10 sq ft / 0.9 sq m
Total = 1051 sq ft / 97.6 sq m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

