

JAMES
ANDERSON

Lambert Avenue
Richmond TW9
£875,000



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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 an excellent space for family life and entertaining. The garden is predominantly laid to lawn, with attractive flower and shrub borders, a feature patio area and a separate barbecue space, creating a wonderful setting for outdoor dining and relaxation.

Lambert Avenue is ideally positioned for a selection of highly regarded, Ofsted-rated schools, making it an excellent location for families. Commuters are well served by nearby Richmond, Kew Gardens and North Sheen stations, while convenient road connections provide access to the M3, M4 and M25.


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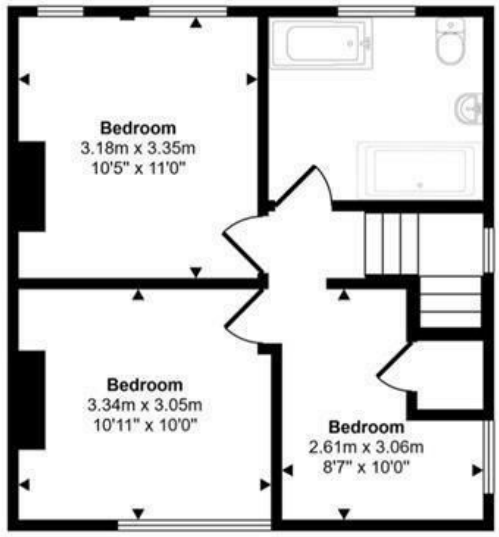

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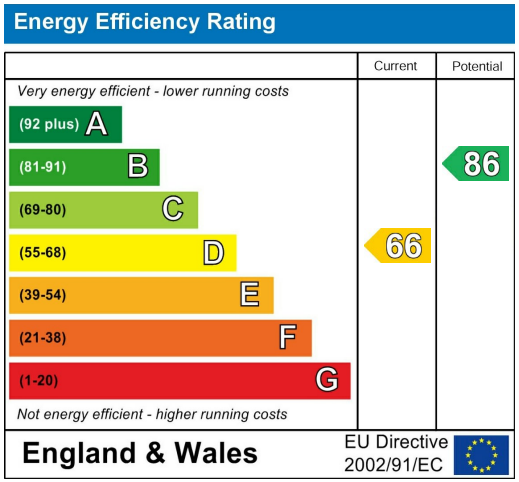
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Approximate Gross Internal Area = 1041 sq ft / 96.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 10 sq ft / 0.9 sq m
Total = 1051 sq ft / 97.6 sq m









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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.

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