



JAMES  
ANDERSON



## FOR SALE

£865,000

### Trinity Road, Richmond, TW9

This super fully refurbished and skilfully re-modelled family home is situated in a popular side road in Richmond upon Thames.

Beautifully reconfigured to provide three bedrooms, two bathrooms and an abundance of entertaining space, this cottage really is something quite special.

Featuring sash windows, integrated appliances to the kitchen, underfloor heating to the ground floor, much thought and planning has gone into creating this stunning home. The kitchen features large food preparation areas, whilst, a downstairs cloakroom is a real bonus. The entertaining space is further enhanced by a wonderful vaulted ceiling with 'velux' windows, and full width fold-away doors leading to the garden, thus, bringing the outside inside to create the perfect spot for al fresco dining. The garden to the rear garden is extremely low maintenance and benefits from a south easterly aspect.

To the upper floors are three generous bedrooms, two modern shower rooms and excellent space to add freestanding or bespoke fitted wardrobes.

The location of this property provides great access to the town centre, where you will find an array of amenities, transport links and leisure facilities. Additionally, the area is renowned for its outstanding schools, whilst Kew Gardens and Royal Richmond Park are nearby.



Three Bedrooms



Two Bathrooms



Open Plan Reception Room



New Fully Integrated Kitchen



Freehold | EPC Rating TBC | Council Tax Band E



Excellent Local Primary Schools Nearby



0.6 Miles To Richmond Station (District Line) & Close To North Sheen Overground



Superb Location



No Onward Chain



NEWLY REFURBISHED THROUGHOUT



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

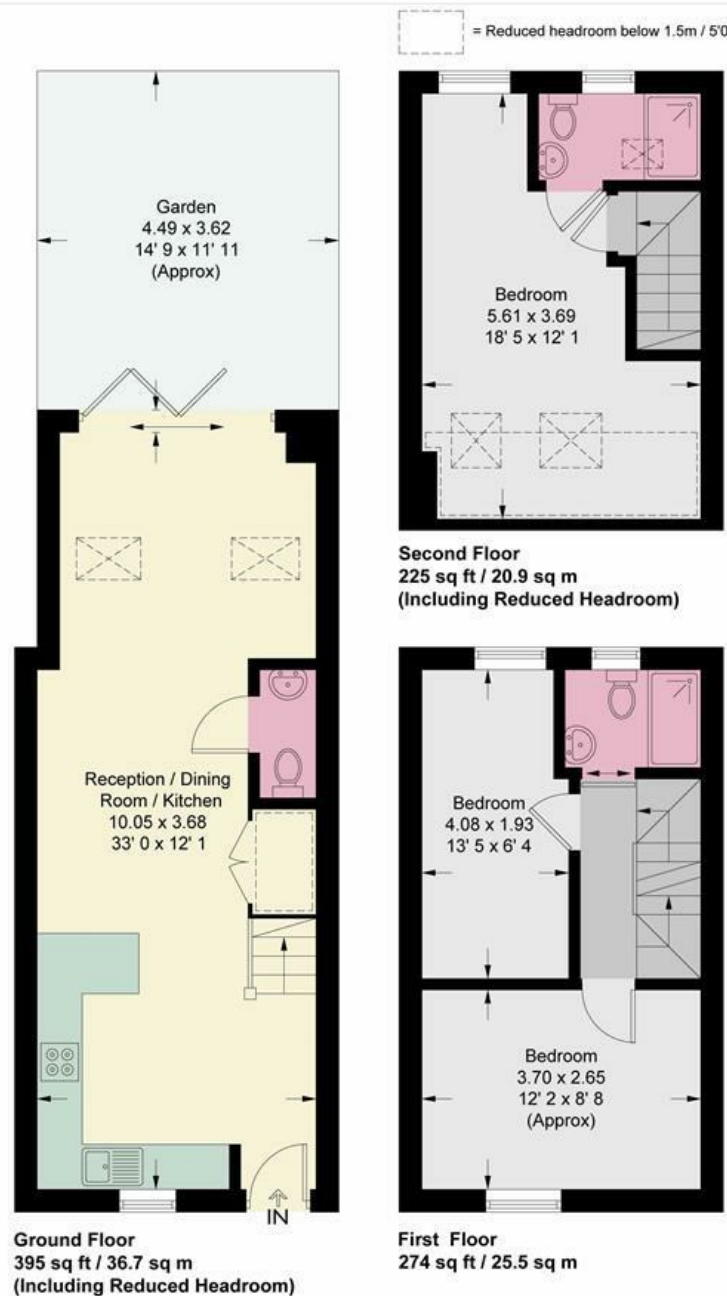
020 8876 6611

# Trinity Road

Approximate Gross Internal Area = 894 sq ft / 83.1 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 50 sq ft / 4.7 sq m



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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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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