



PROPERTY
PERFECTLY PRESENTED

3 Bedrooms

House

£1,170,000

Located in

Richmond





45 North Road

Richmond | | TW9 4HD



Boasting beautiful park views, a three bedroom semi detached house, with the potential to extend into the loft area, and having the benefit of a self contained garden room with ensuite facilities.

45 North Road

£1,170,000 Freehold



- Semi-detached
- Potential to extend (STUPP)
- Garden room with ensuite facilities
- Outstanding local schools
- Three Bedrooms
- Good sized garden
- Excellent Local Amenities
- Beautiful views across the park

North Road

Approx Gross Internal Area
 Ground Floor = 61.2 Sq m / 658 Sq Ft
 First Floor = 41.4 Sq m / 445 Sq Ft
 Outbuilding = 18.8 Sq m / 202 Sq Ft
 Total = 121.4 Sq m / 1305 Sq Ft



Ground Floor

First Floor

Outbuilding

(Not Shown In Actual Location / Orientation)

Viewmedia @ 2025
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

EPC Rating: E
Council Tax Band F
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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