



St. Georges Road, St Margarets
Twickenham, Middlesex, TW1

HAMPTONS
INTERNATIONAL

Beyond your expectations

A detached family home with six bedrooms and a garage.

Hamptons International

8 The Quadrant, Richmond, TW9 1BP

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www.hamptons.co.uk

Asking Price £3,250,000 Freehold

Description

A detached family home with six bedrooms and garage in a coveted position backing directly on to and with direct access to the Lake Garden of the St Margarets Trust Grounds.

The house provides a well planned and practical arrangement of rooms with very good natural light throughout the three floors. Accommodation follows a lateral layout with a focus on plentiful living space which can be defined and used according to preference. The cellar is large and very useable; it is currently set up as a utility room.

Outside, the garden faces west and has a raised terrace area with steps down to the lawn. A private gate at the bottom of the garden allows direct access into the Lake Garden, the most picturesque and largest of the three gardens of the St Margarets Trust Grounds.

The Trust Grounds, or Pleasure Grounds, comprises a collection of historic private gardens that are for the exclusive use of Trust Grounds residents. A Trust was set up in 1854 to look after the gardens and continues to do so today.

Location

St Georges Road is approximately half a mile from St Margarets Village and station. Richmond town centre is just over a mile away and offers a selection of mainstream retailers, independent shops and restaurants,

a cinema and theatre. There is also picturesque Richmond Green and plentiful riverside walks. There are many excellent schools in the area, both state and independent.

Richmond station provides a fast and direct services into London Waterloo, plus District Line Underground and London Overground services.

The A316 is close by and becomes the M3 after five miles, allowing a fast transfer to the M25 or continuation to the west. The opposite direction takes you directly into central London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ST. GEORGE'S ROAD

 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING SHED) =

LOWER GROUND FLOOR = 258 SQ. FT. (24.0 SQ. M.)

GROUND FLOOR = 1408 SQ. FT. (130.8 SQ. M.)

FIRST FLOOR = 1134 SQ. FT. (105.4 SQ. M.)

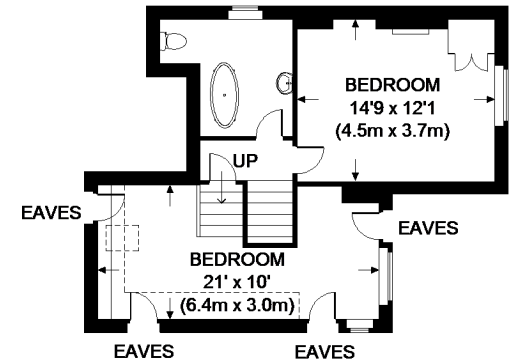
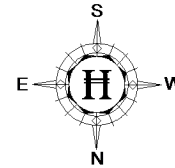
SECOND FLOOR = 443 SQ. FT. (41.1 SQ. M.)

TOTAL = 3243 SQ. FT. (301.3 SQ. M.)

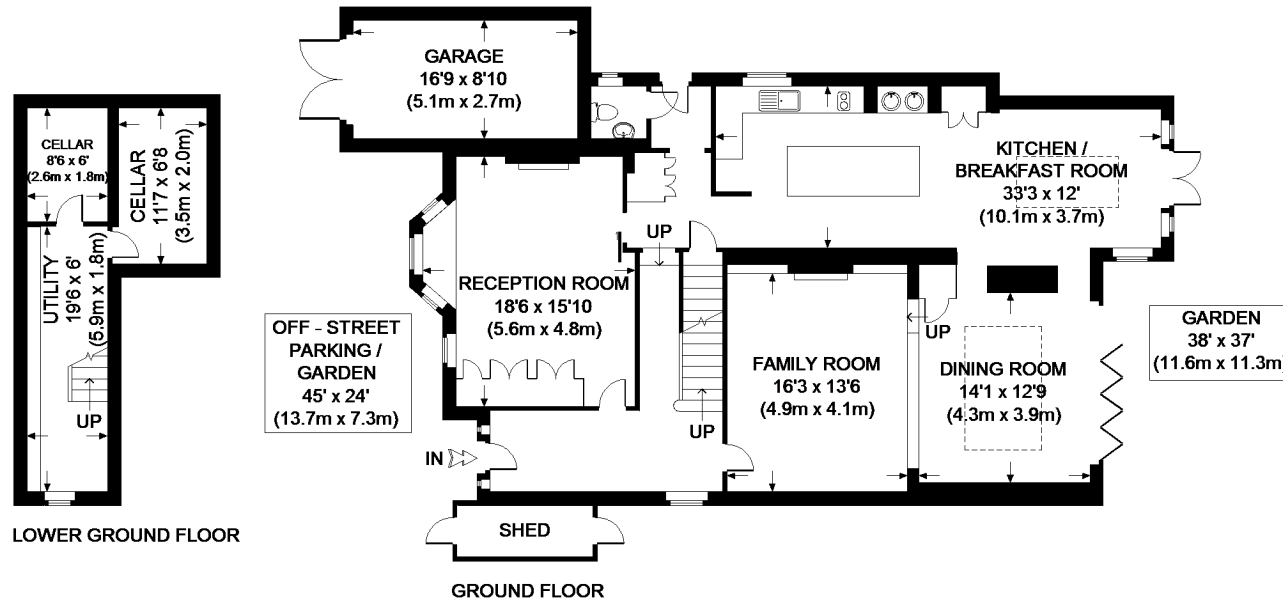
REDUCED HEIGHT AREA = 46 SQ. FT. (4.3 SQ. M.)

EXTERNAL GARAGE AREA = 147 SQ. FT. (13.7 SQ. M.)

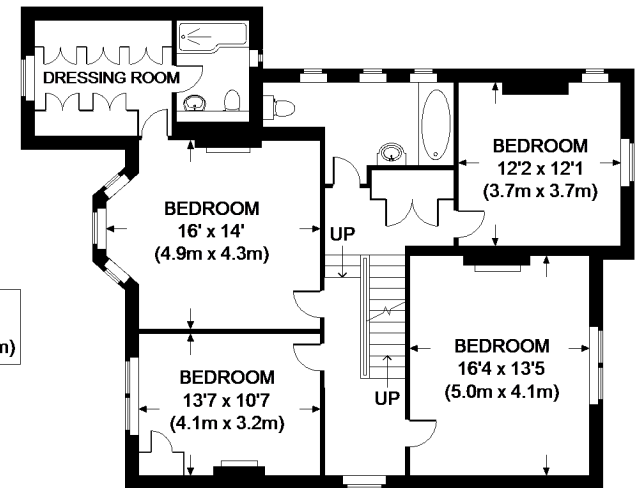
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

