



SARA MORTON

BESPOKE REAL ESTATE AGENT



## 94 North Road

, Kew, TW9 4HQ

Price Guide £1,950,000

DETACHED BEAUTIFULLY PRESENTED EDWARDIAN FAMILY HOME, five double bedrooms, Period features throughout, Prestigious location, substantial kitchen/dining room, Circa 100FT rear garden, Study/games room, Close to excellent schools, Kew village, Kew gardens station and A316 into London.

Arranged over three floors, this stunning property offers a rare opportunity to purchase a family home which has not come to market for over 30 years, and been sympathetically maintained to a high standard by its current owners. Its original Edwardian grandeur preserved with a perfect blend of modern contemporary and period charm.

The imposing porch and stain glass windows lead to original tiled flooring in the spacious entrance hall, which boasts high ceilings, dado and picture rails.

From the entrance hall is a formal reception room with bay windows and wood burner, a further reception room with feature fireplace, under stairs storage cupboard, shower room/WC, utility room and side access to the garden.

The kitchen/dining room is spacious and bright with integrated appliances and French doors leading to a well presented garden.

To the first floor are three double bedrooms, principal bedroom, bathroom with separate W/C and stairs leading to a further double bedroom, with ample eave storage space, fitted cupboard and bathroom.

The private garden is circa 100ft with side access, decking, two further seating areas, large shed and games, gym or

- EDWARDIAN DETACHED HOME
- BEAUTIFULLY PRESENTED WITH MANY PERIOD FEATURES
- FIVE DOUBLE BEDROOMS
- LOFT AND REAR EXTENDED
- UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- CLOSE TO KEW VILLAGE AND KEW GARDENS STATION
- CLOSE TO EXCELLENT STATE AND INDEPENDENT SCHOOLS
- WELL PLACED FOR KEW BOTANICAL GARDENS AND RICHMOND PARK
- WELL PLACED FOR RICHMOND TOWN CENTRE/ RICHMOND STATION
- WELL PLACED FOR A316, A4 AND M3

### Viewing

Please contact our Sales Office on 0208 181 9660 if you wish to arrange a viewing appointment for this property or require further information.



5



3



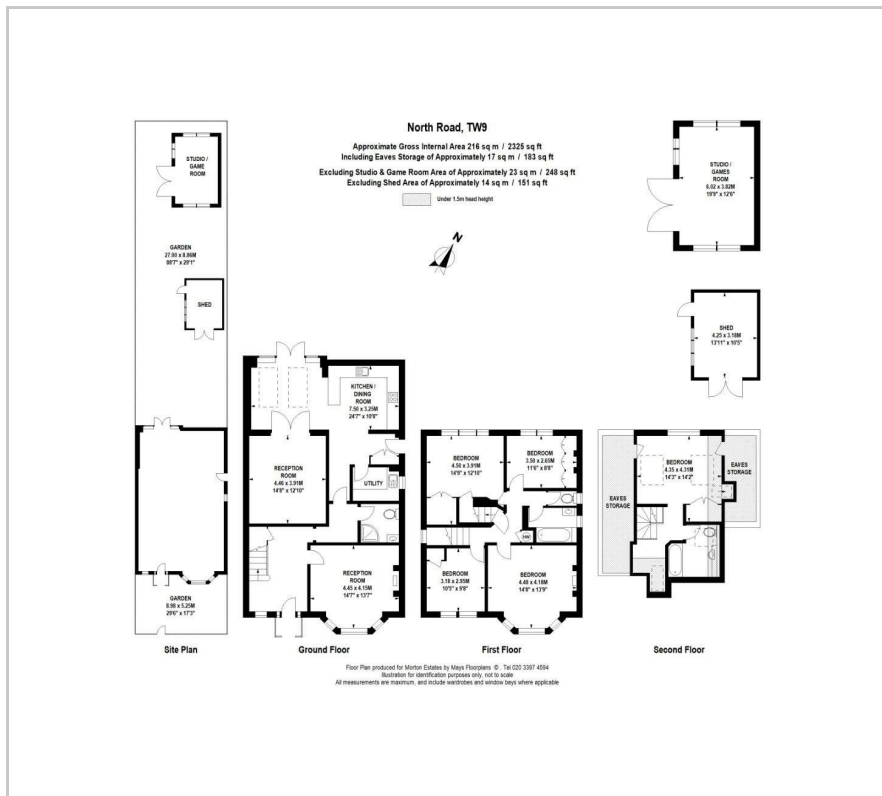
2



D



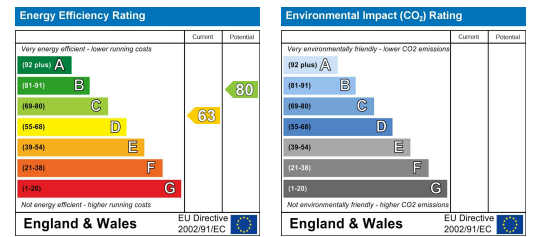
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.