

Kings Road,  
Richmond  
TW10













A substantial Edwardian house with a garden and off street parking.



Guide price:  
Available on request

Tenure:  
Freehold

Local authority:  
London Borough of Richmond  
upon Thames



This six bedroom semi-detached property is situated in an excellent location on the desirable and popular Richmond Hill. The house is within walking distance of some outstanding schools as well as Richmond's notable attractions such as The Green, Richmond Park and The River.

The property is arranged over three floors and offers close to 4,000 sq ft approximately of spacious well appointed accommodation. On arriving at the house there is a generous driveway, providing off street parking for at least two cars and side access.

Once inside the property you are instantly impressed with the generous hallway and the many period features; the front reception room is an excellent example of this with its high ceilings generating an abundance of natural light, ornate cornicing and a beautiful marble fireplace.





Towards the rear of the house there is a fully fitted kitchen with modern appliances and a large dining room which can be open, or closed off, to the kitchen. These two rooms at the rear are connected to a sunny and light conservatory which overlooks the garden. There is a TV room/snug, cloakroom and cellar to complete this floor.

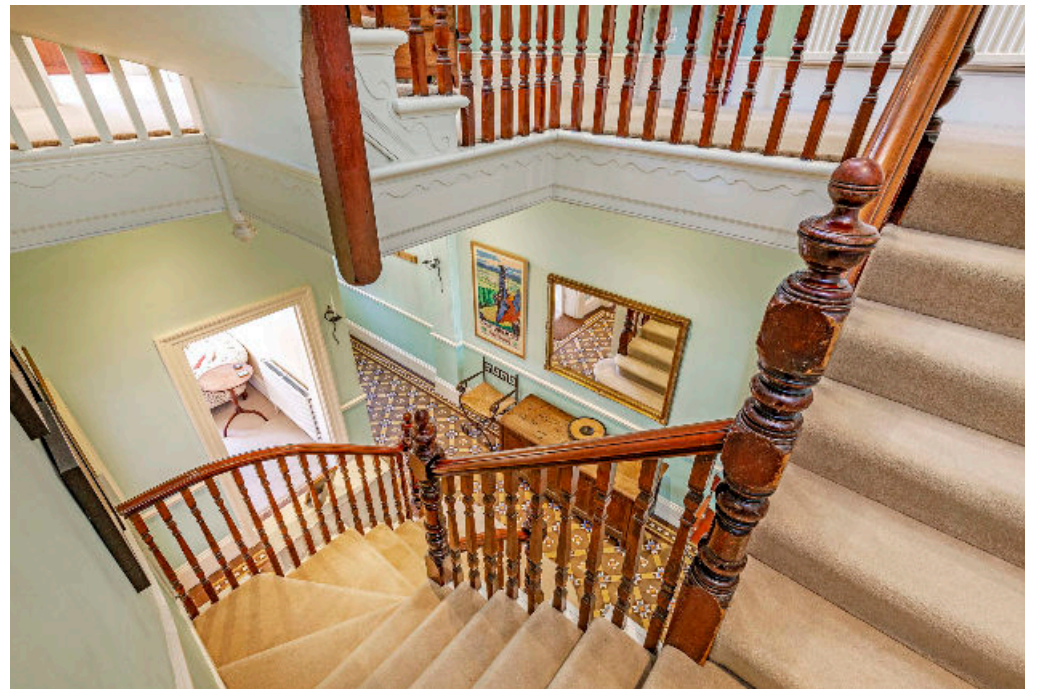
The first floor provides two exceptional suites, one of them an elegant, well-appointed bedroom with a bay window, high ceilings and an en suite bathroom. The second suite is also well-proportioned with fitted wardrobes, en suite bathroom and views over the garden. There is a further bedroom/study, and a utility room.

The top floor of the house has four further bedrooms and a family bathroom, creating an excellent floor for children's bedrooms or visiting guests. It would be easy if the new owners did want to create an additional bathroom on this floor, as there is already plumbing in one of the bedrooms.



*The garden to the rear measures close to 80 ft approximately and is mainly laid to lawn. There are a number of mature trees, shrubs and plants that provide good screening and privacy.*









The delightful garden measures close to 80 ft.





# Kings Road

Approximate Gross Internal Area = 3835 sq ft / 356.3 sq m  
(Excluding Reduced Headroom / Void)  
Reduced Headroom = 28 sq ft / 2.6 sq m  
Total = 3863 sq ft / 358.9 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

## Location

Kings Road is located on Richmond Hill within reach of the vibrant and excellent facilities of Richmond Town including the station which offers fast links into Central London via both the underground and overland trains.

Schools in the area include King's House School, Old Vicarage School, Marshgate Primary School and The Vineyard School.

Nearby places of interest include Kew Gardens, the 2,500 acres of royal parkland at Richmond Park, Twickenham Stadium and Ham House.

## Transport

Local links include numerous bus routes to surrounding areas, plus fast and frequent trains to Central London via both South West Trains (Waterloo 19 minutes) and London Underground's District Line (West End 38 minutes) and is well placed for the A316/M3, M4 and M25 giving access to the airports at Heathrow and Gatwick, as well as the south coast and the west country.

(All times and distances are approximate).

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Particulars dated April 2021. Photographs and videos dated April 2021.

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