



Chislehurst Road, Richmond TW10



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An outstanding opportunity to acquire this attractive semi detached period property situated in a prime Richmond Hill location with a large garden and two off street parking spaces.

On arriving at the property there is a landscaped front driveway which provides off street parking for two cars. On entering there is an entrance hallway, followed by a front reception room with bay window and high ceilings. There is a secret access from this room accessed via a bookcase door into a fully equipped gym.



**Guide price:** £4,250,000

**Tenure:** Available freehold

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** H



Arranged over three floors and in excellent condition, the property was fully refurbished and developed by the current owners in 2021.



To the rear there is a very impressive and extended area encompassing a fully fitted bespoke kitchen with a range of appliances, dining space, and a further sitting area. This room provides the perfect place to entertain friends and family and there are three sets of French doors providing access onto the patio garden. To complete this floor there is a utility room and a separate WC.

Moving to the first floor there is an elegant drawing room along with the principal bedroom with an en suite bathroom and walk in wardrobe. The second floor is an excellent floor for children or visiting guest and has three further bedrooms and a family bathroom. The loft space currently used for storage has a window and is accessed by a ladder. It could be used as a further room subject to the necessary consents being obtained.

The garden to the rear is a special feature and extends to 77ft approximately and is South facing. There is an outdoor pergola which has a BBQ area and a fire pit providing an additional area to entertain in the warmer months.

## Location Description

Chislehurst Road is a perfect position within the Richmond Hill community and is in close proximity to Richmond's attractive riverside amenities, numerous shops, bars and restaurants.

The property is a stone's throw from the green spaces of Terrace Gardens, Richmond Green and Old Deer Park, as well as Richmond Park with its 2,500 acres. Other local venues of interest include Ham House and Common, Marble Hill Park and the Royal Botanic Gardens of Kew. A key attraction for the area is the excellent schooling options, including the independent Old Vicarage School and King's House School, as well as Ofsted 'Outstanding' rated schools such as The Vineyard School, Deer Park School and Orleans Park School.





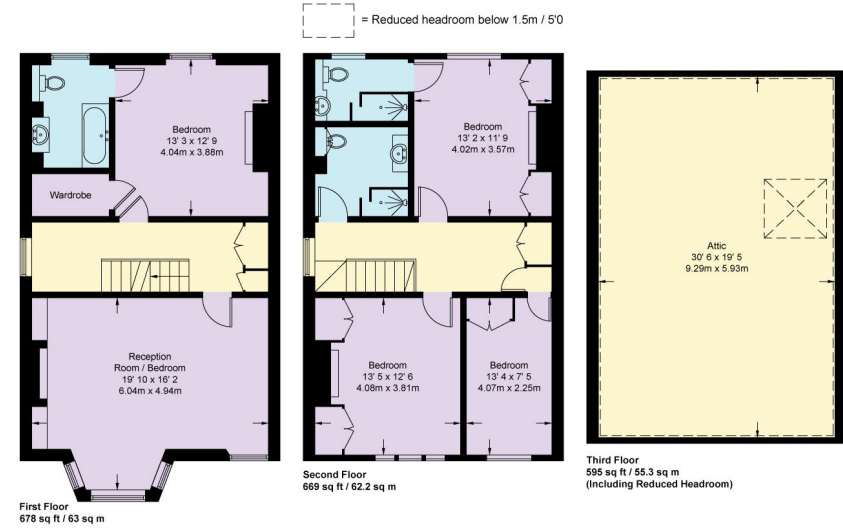
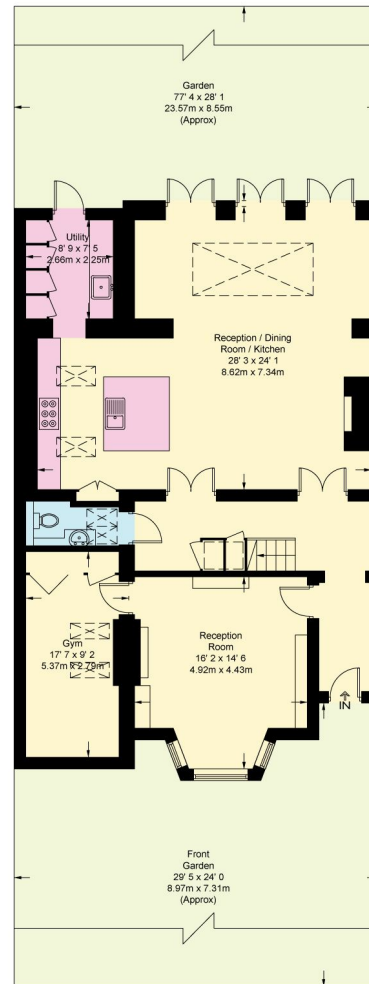
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Approximate Gross Internal Area = 2638 sq ft / 245.1 sq m  
(Excluding Reduced Headroom / Attic)

Reduced Headroom / Attic = 602 sq ft / 56 sq m

Total = 3240 sq ft / 301.1 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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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