

Old Deer Park Gardens, Richmond TW9



Old Deer Park Gardens

Richmond, TW9

An incredible opportunity to purchase a wonderful detached family house offering excellent lateral space, a garage and a home office/gym in the garden.

This elegant Victorian family home set over three floors has been developed by the current owners and has been extensively refurbished to create a remarkable home with incredible volume, space, and natural light. On entering the home there is an entrance hallway which leads to the open plan fully fitted kitchen with a range of fitted appliances and dining / reception area, perfect for relaxing and entertaining friends and family in a less formal setting.



Offers in excess of: £2,500,000

Tenure: Available freehold

Local authority: London Borough of Richmond upon Thames

Council tax band: G







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To the rear of the house there are wide bi-fold doors which open out to provide easy access to the large South-facing patio garden area providing additional under cover seating space in the summer months. Additional benefits include the recently constructed attached studio rooms (completed in 2021), ideal as a gym, hobbies room and/or home office.

To complete this floor there is a further reception room to the left of the hallway, utility room with access into the patio garden, garage, WC, storage and under floor heating throughout.

Moving to the first floor there is a principal bedroom suite with a dressing room, air con and en suite shower room. Two further bedrooms with built in storage complete this floor with a family bathroom. The top floor has two further bedrooms with en suite shower rooms, built in wardrobes, storage and central air conditioning.



Situated on the outskirts of Richmond, this end of the Kew Road has its own parade of shops and restaurants, including the renowned Rock & Rose restaurant, The Shaftesbury Public House and amongst the international cuisine available Japanese, Indian & Korean to name but a few. There are two supermarkets, a Beauty Salon, a vets, dry cleaning and other conveniences. Richmond high street, Richmond Green, Richmond Lawn Tennis Club, Old Deer Park, the rugby & cricket grounds and Kew Gardens are also all within close proximity.

Local transport 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). The property is well placed for access to the A316/M3, M4 and M25. Schools in the area include; King's House (1.0 mile), Old Vicarage School (0.9 miles), Marshgate Primary School (0.9 mile), The Vineyard School (1.2 miles) and Holy Trinity School (1.0 mile). There are direct links to south west London's leading secondary schools from the end of the road.





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Approximate Gross Internal Area = 2472 sq ft / 229.7 sq m
 (Excluding Reduced Headroom / Eaves Storage / Including Garage)
 Reduced Headroom / Eaves Storage = 115 sq ft / 10.7 sq m
 Outbuilding = 319 sq ft / 29.6 sq m
 Total = 2906 sq ft / 270 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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