



Mount Ararat Road, Richmond **TW10**

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This excellent Victorian property is presented in very good condition throughout and has a number of notable period features usually found in a house of this age. The double reception room is a fine example of this with high ceilings, an elegant fireplace, French doors and ornate corning.

On arriving at the property you are instantly impressed with the attractive façade and landscaped frontage which provides off street parking for two cars.



Guide price: £2,400,000

Tenure: Available freehold

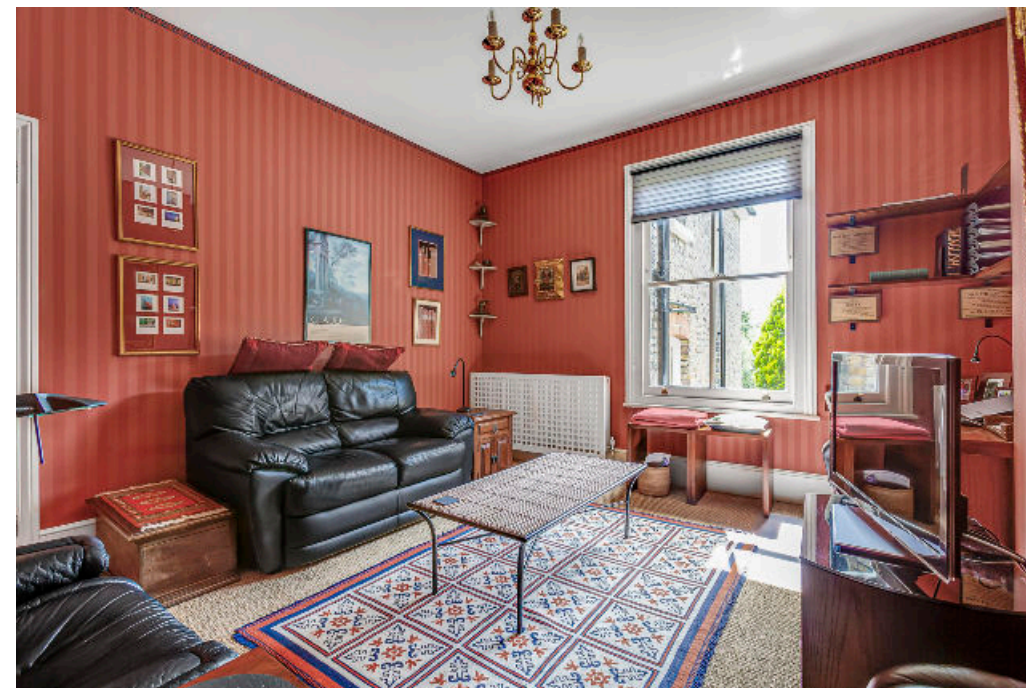
Local authority: London Borough of Richmond Upon Thames

Council tax band: G

Once inside the house the accommodation in brief is as follows; Entrance hallway followed by a well appointed double reception room with one side serving as a dining room and the other as a well proportioned sitting area. A light and functional kitchen with a range of fitted appliances follows as well as an additional eating area. A utility room and WC complete this floor and the property also benefits from a cellar, excellent for further storage.

Moving to the first floor there is the principal bedroom suite with fitted wardrobes and en suite shower room. Two bedrooms follow and a family bathroom. The second floor has a further bedroom and large bathroom, perfect for visiting guests.

For those purchasers who may want to create additional space there is ample opportunity, both in the loft area which already has ladder access and can be inspected on viewings, and also in the kitchen area, where a side extension could be considered. Both would require advice of a builder/architect and planning permission.







The Garden

The garden to the rear of the property is a particularly impressive feature that has been carefully landscaped to maximise the space with a wide selection of plants, flowers, shrubs and trees. Being south west facing, the garden benefits from ample sunlight, and the planting also provides excellent privacy from neighbouring properties.

There is also a seating area, accessed from both the reception room and via the utility room, providing a perfect space for al fresco dining in the warmer spring/summer months.

The Location

Mount Ararat Road is a perfect, highly desired 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 = 1984 sq ft / 184.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 30 sq ft / 2.7 sq m
 Total = 2014 sq ft / 186.9 sq m



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