



Chislehurst Road, Richmond **TW10**



Chislehurst Road, Richmond **TW10**

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.





Chislehurst Road TW10

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.



Knight Frank

Richmond

23 Hill Street,

London

TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

James Williams

020 8939 2808

james.williams@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.