



CAMBRIDGE ROAD

Richmond, TW1





A beautifully extended two bedroom house with parking ideally positioned for access to Richmond Bridge, Thames Riverside, Richmond Town Centre and St. Margarets



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: F

Tenure: Freehold

Guide Price: £1,250,000



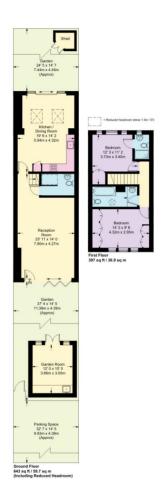
This stylish two bedroom house situated on a highly sought after road in East Twickenham. This house benefits from off street parking and is situated within close proximity to the Richmond town centre, Richmond Park, underground/overground mainline station and some excellent schools.

Spanning 1179 sq. ft., this beautifully presented house briefly comprises on the ground floor; light and spacious front reception room with bifold doors that provide access to an impressive and private landscaped front garden, a utility room with guest cloakroom and a contemporary kitchen/breakfast room with sliding doors that provide access to the rear garden. Upstairs there is a well presented family bathroom and two double bedrooms with the principal bedroom benefitting from an en suite shower room.









Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted to tell you more.

Liam Doyle 020 8939 2809 liam.doyle@knightfrank.com

Knight Frank Richmond 23 Hill Street TW9 ISX

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. 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 WIU 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.