



# Montague Road

RICHMOND TW10





**Montague Road is one of Richmond's premier residential roads and is located within a short distance of the local shops and amenities of Richmond Hill Village and within half a mile of Richmond town centre.**

Entered at raised ground floor level there is a spacious drawing room with impressive ceiling heights and period features overlooking the garden at the rear. To the front of the property is a further reception room which is being used as a library by the current owners. In addition, there is a guest cloakroom on this floor. The lower ground floor offers more informal living space with a beautifully presented and light open plan kitchen/living/dining space opening directly into the garden via glass doors. There is also a further reception room which is currently used as a study/utility room, plus guest cloakroom and boot room which provides access up to street level and the off street parking.



On the first floor there is a generous master bedroom suite with dressing area and en suite bathroom. There are two further bedrooms, one with en suite shower room

The top floor works well for family living with three further double bedrooms and two family bath/shower rooms plus a generous amount of eaves storage. To the rear of the house is a landscaped garden which includes a built-in barbecue. To the front of the house is off street parking for two cars and there is also an external store room. 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 motorways. Schools in the area include King's House (0.4 mile), Old Vicarage School (0.3 mile), Marshgate Primary School (0.8 mile) and The Vineyard School (0.1 mile). Other places of interest include Kew Gardens (2.8 miles), Twickenham Stadium (3.1 miles) and Ham House (1.3 miles). (All times and distances are approximate).





Approximate Gross Internal Area

288.6 SQ M / 3,107 SQ FT  
(Excluding Store)



This floorplan 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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