



## Church Road, TW10

£1,799,000

An exquisitely presented, double fronted, split level garden apartment occupying the raised ground and part lower ground floors of a handsome period building upon Richmond Hill. One of the many features of this special property is the enormous, and completely private, rear garden, which is a rare find in Richmond. Some of the area's best schools are located close by, in particular the Vineyard Primary School which is described as 'Outstanding' in the latest Ofsted Report, which is located on Friars Stile Road.

Church Road is centrally located on Richmond Hill with Richmond town centre, Richmond Park and Richmond Riverside all being close by. Richmond train station offers

### Features

- Richmond Hill
- Double Fronted Period Building
- Four Double Bedrooms
- Stylish Reception Room
- Very Large Private Garden
- Off Street Parking



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The raised ground floor accommodation comprises a large entrance hall with WC, a spectacular open plan reception room with double height ceilings, a bay fronted window with plantation shutters, a working marble fireplace, herringbone wooden flooring, ornate cornice and a fully fitted modern kitchen with sash window looking over the rear garden. A separate dining room is located in the conservatory with views and doors leading out to the private rear garden.

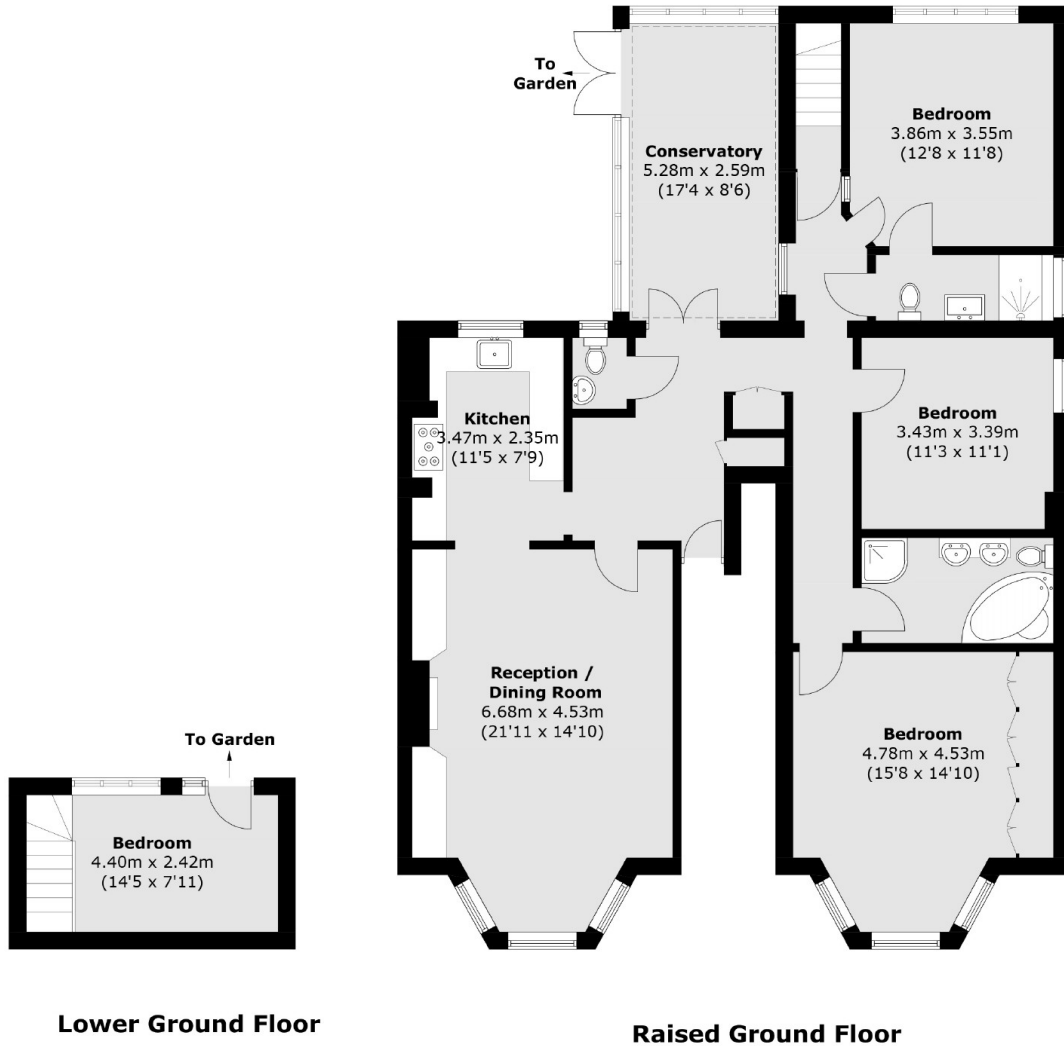
The right half of the raised ground floor accommodation comprises a master double bedroom to the front with bay window, wood floors and ample built-in storage, a modern four piece family bathroom, two further double bedrooms, an additional modern Jack and Jill three piece shower room, and a staircase leading to the lower ground floor, which consists of a fourth double bedroom come office with additional door leading out to the rear garden.

Outside to rear is an exceptionally large private rear garden which is laid mostly to lawn with the addition of paved and decked areas. This charming garden is rare to find in Richmond with mature trees and shrubs, and also a gate providing rear access from Albany Passage.

Outside to the front is one private allocated off street parking space.



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Total area (approx.): 146.3 sq. m (1574.8 sq. ft)