

# RIGBY & MARCHANT

*"A well-proportioned detached family home with excellent scope to extend, offering a flexible layout ideal for modern family living. A rare highlight is the direct rear access into the private St Margarets Trust Grounds — 12 acres of shared gardens, lake and tennis courts, creating a genuine hidden oasis for families."*





## The Avenue, St Margarets - TW1 1QP

Guide Price £2,000,000





RIGBY &  
MARCHANT





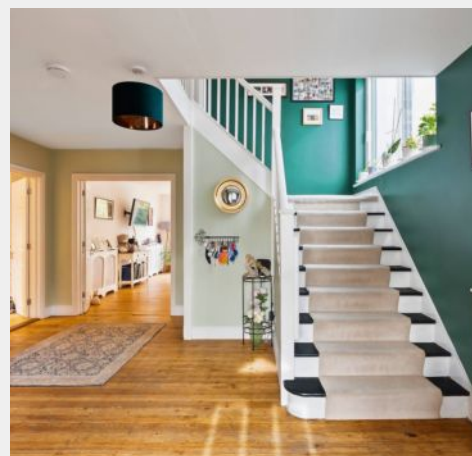
If you know this part of St Margarets, you'll understand straight away why houses like this don't come up very often. On paper, it's a generous detached family house with a really sensible layout — two reception rooms, a proper family kitchen, a wide entrance hall and four good-sized double bedrooms upstairs, including an en-suite and a family bathroom. It works well as a family home as it is, but there's also plenty of scope to extend into the loft, to the side or at the rear, subject to the usual consents, if someone wanted to take it further. But that's not really what makes it special.

What the owners have always loved is the direct access from the garden into the St Margarets Trust Grounds. You step out of the back gate and you're straight into this completely private, leafy space — around 12 acres with open green areas, a lake and tennis courts, only accessible to the handful of houses backing onto it. It's a real hidden gem and has played a huge part in how the family have lived here, especially with children growing up.

You don't really see it from the street, and unless you live locally you probably wouldn't even know it exists — which is part of the charm.

The garden also has a separate office pod, which has been incredibly useful for home working, and just adds to that feeling that the house has been set up around day-to-day family life.

From a property point of view, it's rare to find a home that offers this level of privacy, green space and long-term potential in such a well-connected part of St Margarets. It's the kind of place people buy into and tend to stay far longer than they expect — and that usually says it all.













St Margarets is brilliantly connected — St Margarets railway station is close by with regular trains into Waterloo, and Richmond station gives you the District Line, Overground and fast mainline services. The High Street has a real local feel with cafés and essentials, the river's just around the corner for walks, and you're only minutes from Richmond and its parks and riverside.

Families are drawn here for the schooling too — you've got great choices like St Stephen's C of E Primary School, Orleans Primary School and Orleans Park School, as well as a wider mix of state and independent options nearby. There's genuinely good access to local primaries, secondaries and a selection of private schools, all within easy reach of the house.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Direct access to Trust grounds
- Huge potential to extend (STPP)
- Detached family home
- Four double bedrooms
- Excellent transport links
- Outstanding local schools



# The Avenue, TW1

Approx. Gross Internal Area = 206.8 sq m / 2226 sq ft

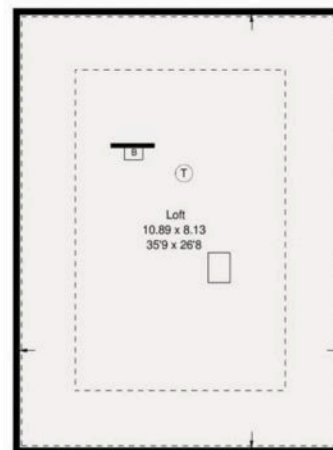
Loft = 88.8 sq m / 956 sq ft

Studio / Storage = 14.2 sq m / 153 sq ft

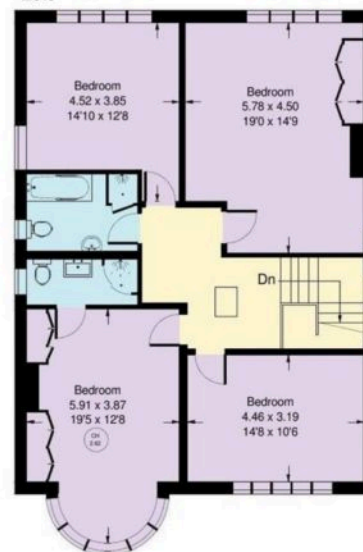
Total = 309.8 sq m / 3335 sq ft



Ground Floor



Loft



First Floor

--- = Reduced headroom  
below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.





## Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

# R&M