



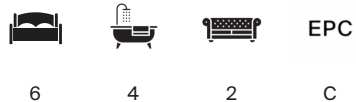
HEATHCOTE ROAD

St Margarets TW1



# IMPRESSIVE FAMILY HOME

An impressive five bedroom family home with self contained garden annexe, gated parking and generous accommodation throughout.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: F

Tenure: Freehold

Guide Price: £1,750,000



## SUBSTANTIAL FAMILY RESIDENCE

Set behind gates, this substantial and versatile family residence offers beautifully proportioned living space with five bedrooms and three bathrooms, complemented by a separate granny annexe positioned at the rear of the garden. With a large driveway providing off street parking for multiple vehicles, this is an ideal home for growing families, multigenerational living, or those seeking flexible work from home accommodation.





## ACCOMMODATION ACROSS THREE FLOORS

The main house provides spacious and well balanced accommodation, combining practical family living with excellent entertaining space. Bedrooms are generously sized, with three bathrooms ensuring comfort and convenience for both residents and guests.

A key highlight of the property is the self contained garden annexe comprising kitchen, living room bathroom and bedroom. It's the ideal space for extended family, independent teenagers, guest accommodation or use as a private home office or studio. The annexe enjoys a degree of separation while remaining closely connected to the main house, offering exceptional flexibility.

The property benefits from a secure gated driveway providing parking for multiple cars, a highly desirable feature in this location. The rear garden offers a private and peaceful setting for outdoor dining, relaxation, and family activities.





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LIVING  
THE DREAM  
WE WANTED





## THE LOCAL AREA

Heathcote Road is a well regarded residential street located in the heart of St Margarets, one of South West London's most desirable addresses. The area is particularly popular with families and professionals due to its excellent transport connections, high performing schools, green open spaces and vibrant town centres nearby. Richmond Station is within easy reach, offering frequent mainline services to London Waterloo, with journey times of approximately 20-25 minutes. St Margarets Station is also nearby, providing additional rail links into central London. The A316 (Great Chertsey Road), which leads directly to the M3 motorway, is close by, offering swift road access to central London, the wider South East and beyond. London Heathrow Airport is approximately 7-8 miles away.



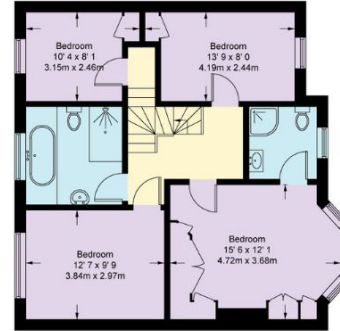
Heathcote Road is ideally located just moments from picturesque walks along the River Thames. Nearby Richmond town centre offers an excellent range of amenities, including a variety of independent shops and cafés, and is particularly popular for its scenic riverside setting. The area is further enhanced by close proximity to Richmond Park, one of London's largest and most beautiful Royal Parks.



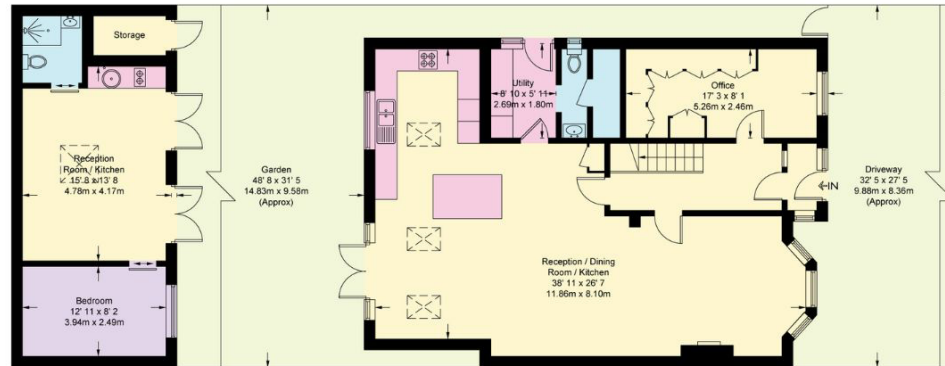
⊞ Reduced headroom below 1.5m / 5'0"



**Second Floor**  
369 sq ft / 34.3 sq m  
(Including Reduced Headroom)



**First Floor**  
734 sq ft / 68.2 sq m



**Ground Floor**  
1080 sq ft / 100.3 sq m

to  
ant

Approximate Gross Internal Area = 189.7 sq m / 2,042 sq ft (Excluding Reduced Headroom/ Eaves Storage)  
 Reduced Headroom/ Eaves Storage = 13.1 sq m / 141 sq ft | Studio = 34.6 sq m / 372 sq ft | Storage = 2.3 sq m / 25 sq ft | Inclusive Total Area = 239.7 sq m / 2,580 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)



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