



PROPERTY  
PERFECTLY PRESENTED

4 Bedrooms

House

£1,999,000

Located in

Richmond





# 24 Leyborne Park

Richmond | TW9 3HA



Situated in this premier road adjacent to Kew Village, a handsome period family home with an abundance of original features, off-street parking, a fabulous 100ft mature rear garden and the potential to extend (subject to planning)

# 24 Leyborne Park

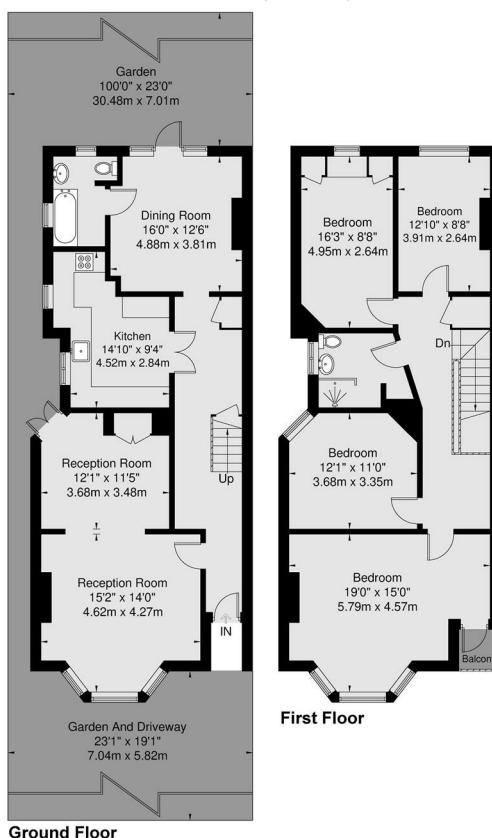
£1,999,000 Freehold



- Semi-detached
- Two bathrooms
- Huge potential to extend
- Central Kew location
- Excellent transport links
- Four spacious bedrooms
- 100 ft mature rear garden
- Rarely available
- Outstanding local schools
- Highly regarded road

### Leyborne Park

Approx Gross Internal Area  
 Ground Floor = 80.5 Sq m / 866 Sq Ft  
 First Floor = 80.7 Sq m / 868 Sq Ft  
 Total = 161.2 Sq m / 1735 Sq Ft



Ground Floor

First Floor

Viewmedia @ 2025  
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

## EPC Rating: D Council Tax Band G Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC                                    |         |           |

55

30 Radnor Road  
 TW1 4NQ  
 Twickenham  
 TW1 4NQ



jo@teddyproperty.com

02046 384065

30