



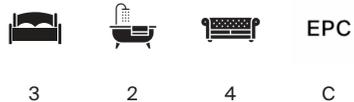
## EVELYN ROAD

Richmond TW9



# VICTORIAN THREE BEDROOM MID TERRACE HOME

An exceptional three-bedroom Victorian mid-terrace home, elegantly extended to blend period character with modern living, and ideally situated within easy reach of Richmond.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: G

Tenure: Freehold

Guide Price: £1,695,000



## WONDERFULLY BRIGHT VICTORIAN HOME

This bright and beautifully balanced three-bedroom Victorian mid-terrace is situated in the highly sought-after Old Deer Park area of Richmond. The property seamlessly combines period charm with contemporary living across four well-planned floors.

The raised ground floor welcomes you with an inviting entrance hall leading into a spacious double reception room. High ceilings, large framed windows, and original architectural features create a sense of light and space, while the elevated view over the rear garden adds a tranquil touch.







## NATURAL LIGHT AND GENEROUS PROPORTIONS

The lower ground floor has been designed with modern family life in mind. A stunning open-plan dining and living area forms the heart of this home, anchored by a bespoke, hand-painted Smallbone Pilaster kitchen crafted from solid wood and finished to the highest standard. Generous proportions and excellent natural light create an airy atmosphere, while wide bi-fold doors open onto the landscaped rear garden, effortlessly extending the living space outdoors. A cloakroom and cleverly designed storage complete this level. Upstairs, the accommodation continues to impress.

The first floor features a generous principal bedroom with built-in wardrobes, a second double bedroom, and a spacious en suite bathroom finished to a high standard.

The top floor offers a versatile third bedroom with eaves storage and a large bathroom, ideal as a children's room, guest bedroom, or home office. The layout provides privacy, flexibility, and abundant natural light throughout, making this an ideal home for families of all sizes.



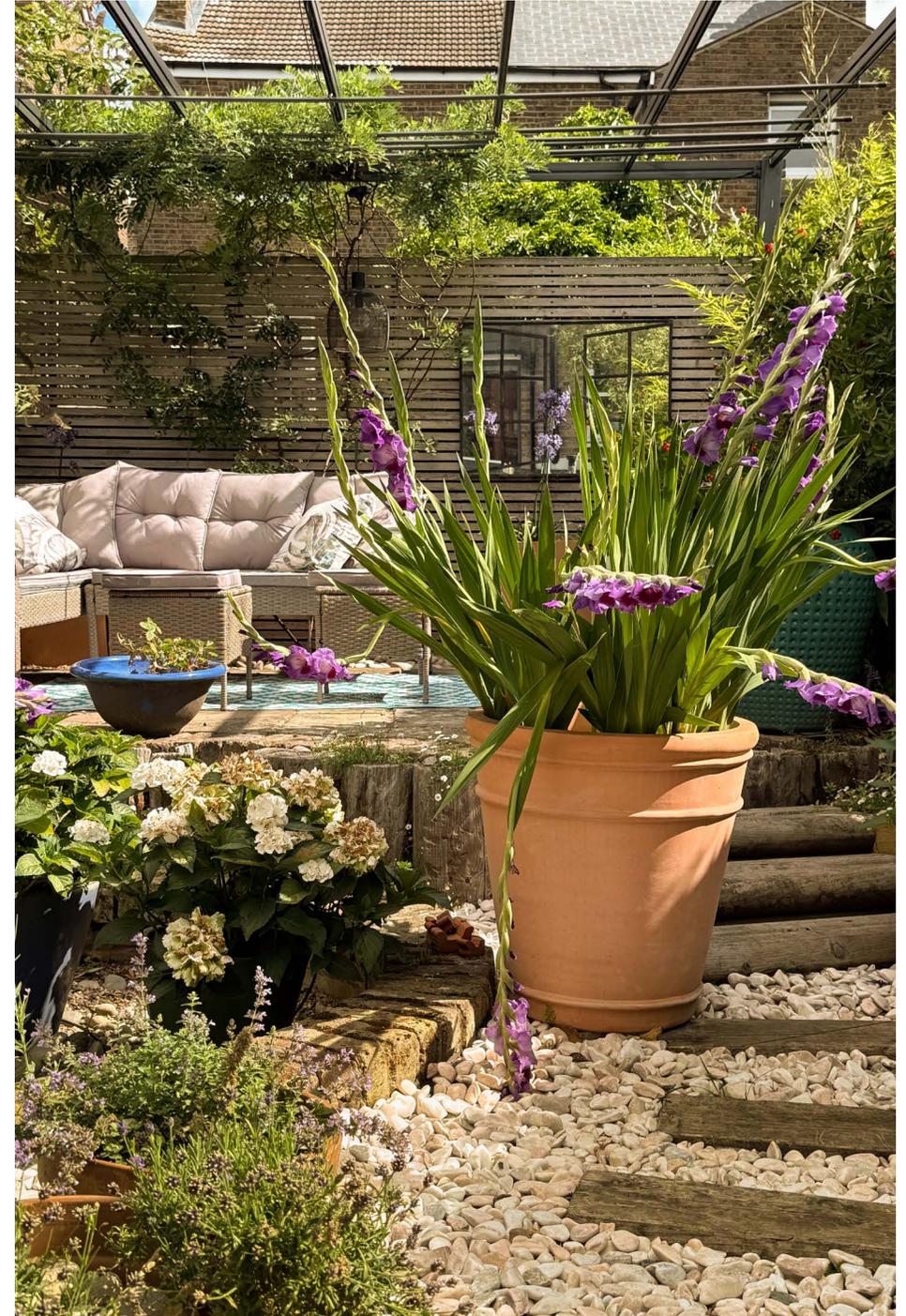
## LOCATION

Evelyn Road is a popular residential road located just moments from the amenities of Kew Road and Richmond, and is well located for access to the green spaces of Old Deer Park, Kew Gardens and Richmond Park. Other local places of interest include Ham House and Garden, and Marble Hill.

Local Ofsted 'Outstanding' rated schools in the area include Deer Park School (0.25 miles), Windham Nursery School (0.42 miles), Marshgate Primary School (0.52 miles), Holy Trinity Church of England Primary School (0.6 miles) and The Vineyard School (0.86 miles).

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.

\*All times and distances are approximate.









Approximate Gross Internal Area = 183.6sq m / 1975 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)

We would be delighted  
to tell you more.

Edward Adler  
020 8939 2802  
edward.adler@knightfrank.com

**Knight Frank Richmond**  
23 Hill Street  
Richmond TW9

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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