



Cedar Heights, Richmond **TW10**



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This is an excellent opportunity to acquire detached house situated in a desirable close directly overlooking Richmond Park.

Spanning a 2,049 sq. ft., the property briefly comprises on the ground floor; entrance hall, generous front reception room, large kitchen and a further reception room with French doors that provide access to an impressive landscaped rear garden. A single garage & WC completes the ground floor.

Upstairs there are two large double bedrooms, a family bathroom and an impressive principal bedroom which has a separate dressing room and en-suite WC. From here, prospective purchasers can enjoy breath-taking views of Richmond Park and realise how tranquil and extraordinary the setting is.

The front and rear gardens have been well maintained and the rear garden contains a mixture of mature trees, shrubs, plants and measures over 65 foot backing onto Richmond Park. There is a separate garden room which could be used as a home office or gym.



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The property further benefits from off street parking and being offered to the market with no onward chain.

The clients have done a pre-application subject to a few changes to create a new build home or re model the existing home. All applications are subject to planning permission.

Location

Cedar Heights is a highly desirable cul -de-sac neighbouring Richmond park and close to the original Petersham Village. The property is well situated close for access to Richmond and moments from the very popular 2,300 acres of Richmond Park. The Thames towpath is also close- to- hand and there are numerous sporting and recreational activities within easy reach. Petersham Nurseries, with it's recently awarded Michelin green star, is nearby as is the famous Ham Polo Club and Richmond Golf Club.

The 'village' of Petersham is blessed with stunning properties and is a very popular location for family living. There are many schools close by including The German School, The Russell School as well as those in both Richmond and the wider area such as St Paul's, Putney High and King's College school.

The station in Richmond offers a quick links to central London via both the overland or the underground. Heathrow is approximately 10 miles.





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Key:
CH - Ceiling Height



Approximate Gross Internal Floor Area
190.3 sq m / 2,049 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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