



Ailsa Road, Twickenham, **TW1**

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# A sustantial period property with a large west-facing garden.

Knight Frank are pleased to offer this attractive family home on a highly regarded residential road.

This attractive Victorian house measures close to 3,700 sq ft approximately and provides the perfect house for a family. Arranged over three floors the property provides flexible accommodation with a good balance between formal reception space and open plan living.

The property comprises six bedrooms, three bathrooms, a guest cloakroom, two reception rooms and a kitchen/family room that leads to the rear garden. Further features include a utility, single garage and a driveway that provides private off street parking.

  
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## Guide price

Available on request

## Tenure

Freehold

## Local authority

London Borough of Richmond upon Thames

## I would be delighted to tell you more

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## Property Description

On arriving at the property you are immediately impressed by the property's grandeur and period facade. Access is provided through double gates that lead to a pretty front garden, a driveway that provides off street parking for 2-3 cars and a single garage.

On entering the property there is a spacious and light entrance hallway, which sets the tone for this beautiful home.

As you would expect of a house of this period there are a number of elegant features. The main reception rooms are all well proportioned, with high ceilings and feature fireplaces.

The rear double reception room leads to a magnificent kitchen/family room with a fully fitted bespoke kitchen and an array of fitted appliances, offering a perfect area for entertaining with friends and family. To complete this floor there is a larder, utility room and downstairs cloakroom.

On the first floor there are four excellent bedrooms, all of which are light and provide excellent proportions. The rear bedrooms have fitted wardrobe space and enjoy views of the garden. The second floor has two further bedrooms and two bathrooms, and is a superb floor for children or visiting guests.

The exceptional west-facing garden that provides an exciting space for the family to enjoy all year around. There are a number of mature trees, shrubs and plants which also provide screening and privacy.

## Location

Ailsa Road is a quiet residential road situated near the village of St Margarets and its delightful range of amenities. There is easy access to Richmond town centre, the river towpath, Old Deer Park, and the Royal Botanic Gardens at Kew. Local Ofsted 'Outstanding' rated schools include Deer Park School (0.54 miles), The Vineyard School (1.05 miles) and Radnor House (1.45 miles).

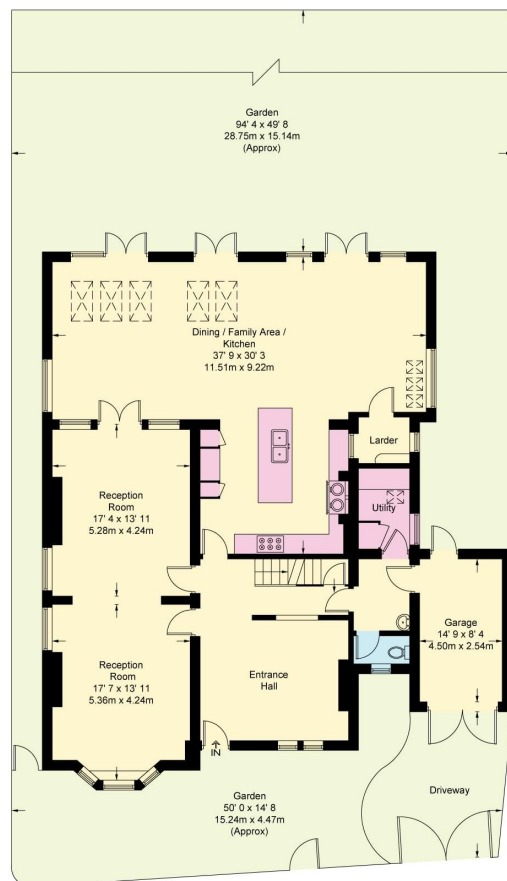
Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West Trains from St Margarets and Richmond stations including London Underground's District Line (West End 38 minutes) from Richmond Station. The property is well placed for access to the A316/M3, M4 and M25 motorways. \*All times and distances are approximate.







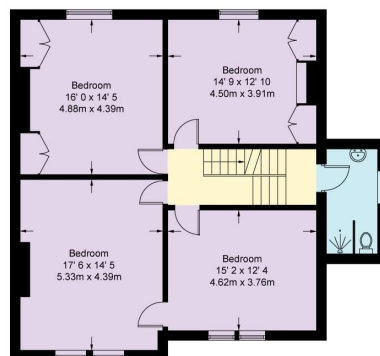




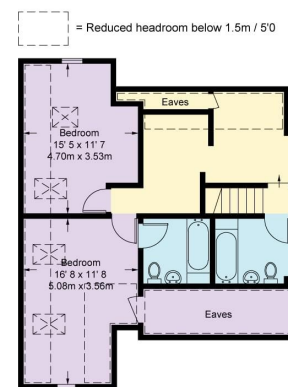
**Ground Floor**  
1909 sq ft / 177.4 sq m  
(Including Garage)

## Approximate Gross Internal Floor Area 342 sq m / 3,680 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.



**First Floor**  
1033 sq ft / 96 sq m



**Second Floor**  
738 sq ft / 68.6 sq m  
(Including Reduced Headroom / Eaves)

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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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Particulars dated . Photographs and videos dated .

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