



Cole Park Road, Twickenham TW1



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This excellent detached property offers a buyer a fantastic opportunity to acquire this wonderful family home benefiting from underfloor heating and air conditioning.



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Guide price

Available upon request

Local authority

London Borough of Richmond upon Thames





Description

The property is arranged over three floors and provides flexible and balanced accommodation throughout. As well as the formal reception rooms, there is also open plan family space and large comfortable bedrooms.

On arriving at the property you are instantly impressed with the period facade and large proportions. To the front there is two gated driveways, providing off street parking for up to four cars and a single garage for covered parking.

On entering the property there is an elegant hallway, which is light and spacious and provides an insight into the properties expansive areas. A drawing room to the left follows as well as a further reception room, situated off the dining room. To the rear there is a fully fitted kitchen with a range of appliances and open plan to the dining room, providing a great area to entertain family and friends. From the kitchen and conservatory there is access to the landscaped patio and garden beyond, which is South facing. To complete this floor there is a utility room, cloakroom and side access.

The first floor has two delightful spacious bedroom suites, each with their own bathroom. The principal bedroom also offers a large dressing room/fifth bedroom to compliment the en suite bathroom. Three further bedrooms and a bathroom complete this floor.

The top floor accommodation has a fully fitted study/studio which is used by the current owner as home office. This room could of course be used as an additional bedroom, depending on what the next owner requires.

The garden to the rear is a beautiful feature and provides a good mix of mature trees, flowers, shrubs and plants.



Location

Cole Park Road is a quiet tree lined residential road in Twickenham. It is close to the many local amenities as well as the fine recreational facilities within the borough of Richmond including the many fantastic schools, Richmond Park, The River Thames and Richmond town centre.

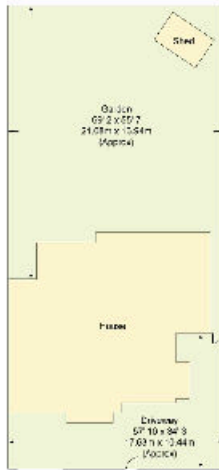
For the city commuter, Twickenham and St. Margaret's train stations both offer a convenient overland service into London Waterloo.



Approximate Gross Internal Area = 3823 sq ft / 355.2 sq m
 (Excluding Reduced Headroom / Eaves / Including Garage)
 Reduced Headroom / Eaves = 482 sq ft / 44.8 sq m
 Total = 4305 sq ft / 400 sq m



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.

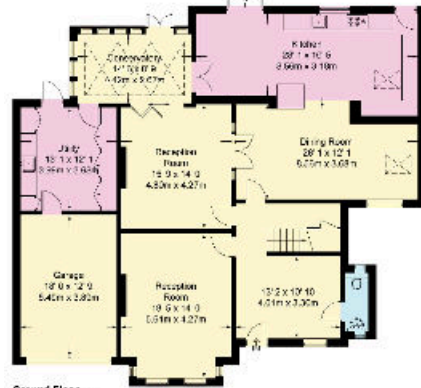


Site Plan
 (Not To Scale)

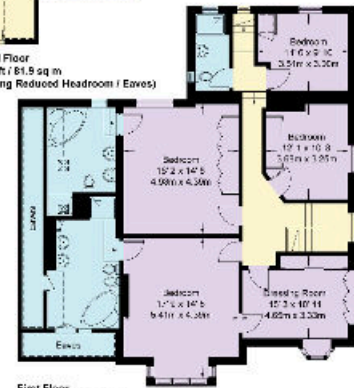
Reduced headroom below 1.5m / 5'0"



Second Floor
 881 sq ft / 81.9 sq m
 (Including Reduced Headroom / Eaves)



Ground Floor
 1982 sq ft / 176.8 sq m



First Floor
 1582 sq ft / 142.8 sq m
 (Including Reduced Headroom / Eaves)

Knight Frank

23 Hill Street
 Richmond TW9 1SX

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I would be delighted to tell you more

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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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