



Cole Park Road, Twickenham TW1

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On entering the property there is a spacious entrance hall which leads through to a large kitchen/dining/family room with bi-fold doors leading out to the West facing garden. The kitchen has integrated appliances throughout and plenty of natural light. The ground floor has a large reception room to the front, perfect for additional family living. There is also the benefit of a good-sized utility room and downstairs cloakroom.

The first floor has a luxurious principal suite with dressing room and stylish en suite bathroom. There are two further double bedrooms and a family bathroom to complete this floor.

On the second floor, there are two further well-appointed bedroom suites, with en suite bathrooms.

There is private off street parking to the front of the house and separate side access to the garden.



**Guide price:** £2,450,000

**Tenure:** Freehold

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** H



## Location

Cole Park Road is a highly regarded and quiet leafy road, close by to Central Twickenham which offers a number of bars, restaurants and coffee shops as well as a mainline station into London Waterloo with fast trains. In addition, there is easy access into Richmond town centre. The River is close by with easy access to the towpath as are Old Deer Park and the Royal Botanic Gardens at Kew, a UNESCO World Heritage Site. Local transport links include numerous bus routes to surrounding areas, plus frequent trains to Central London via South West Trains from Twickenham 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.

Schools in the area include Orleans Park School, St. Stephen's Primary School, King's House School and The Vineyard School.

\*All distances and times are approximate.





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.

**Approximate Gross Internal Area :** 292.5 Sq. metres  
3148 Sq. feet

**Including Restricted Height :** 2.2 Sq. metres / 23 Sq. feet  
**Including Eaves Storage :** 15.0 Sq. metres / 162 Sq. feet



 Under 1.5m head height



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Ground Floor

First Floor

Second Floor



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 September 2022. Photographs and videos dated October 2019.

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