



Salisbury Road, Richmond TW9



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Situated on a quiet residential road in central Richmond, this attractive period property measures 734 sq ft approximately and provides well-appointed accommodation throughout.

The accommodation offers a bay windowed reception room with high ceilings and a feature fireplace, followed by a spacious bedroom with a fitted wardrobe and an additional attractive fireplace. A modern bathroom follows and an additional bedroom, which is also used as a study.

The rear of the property has been extended to create a magnificent open plan kitchen/dining room with bi-fold doors running across the width of the property. There is a fully fitted kitchen with a range of appliances and an area to entertain friends and family.

The patio garden has been landscaped to create an additional reception area in the spring/summer months and provides an additional seating area.



Guide price: £699,995

Tenure: Leasehold: approximately 159 years remaining

Service charge: N/A

Ground rent: Peppercorn

Local authority: London Borough of Richmond Upon Thames

Council tax band: D





Location

Salisbury road, located just moments from the amenities of Richmond Town Centre and Richmond station, as well as being well located for easy accessibility to the green spaces of Old Deer Park, Kew Gardens and Richmond Green.

Local Ofsted 'Outstanding' rated schools include Marshgate Primary School (0.32 miles), Windham Nursery School (0.34 miles), The Vineyard School (0.77 miles), Deer Park School (0.91 miles), Broomfield House School (0.98 miles), Orleans Primary School (1.39 miles) and Orleans Park School (1.44 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.

*All times and distances are approximate.



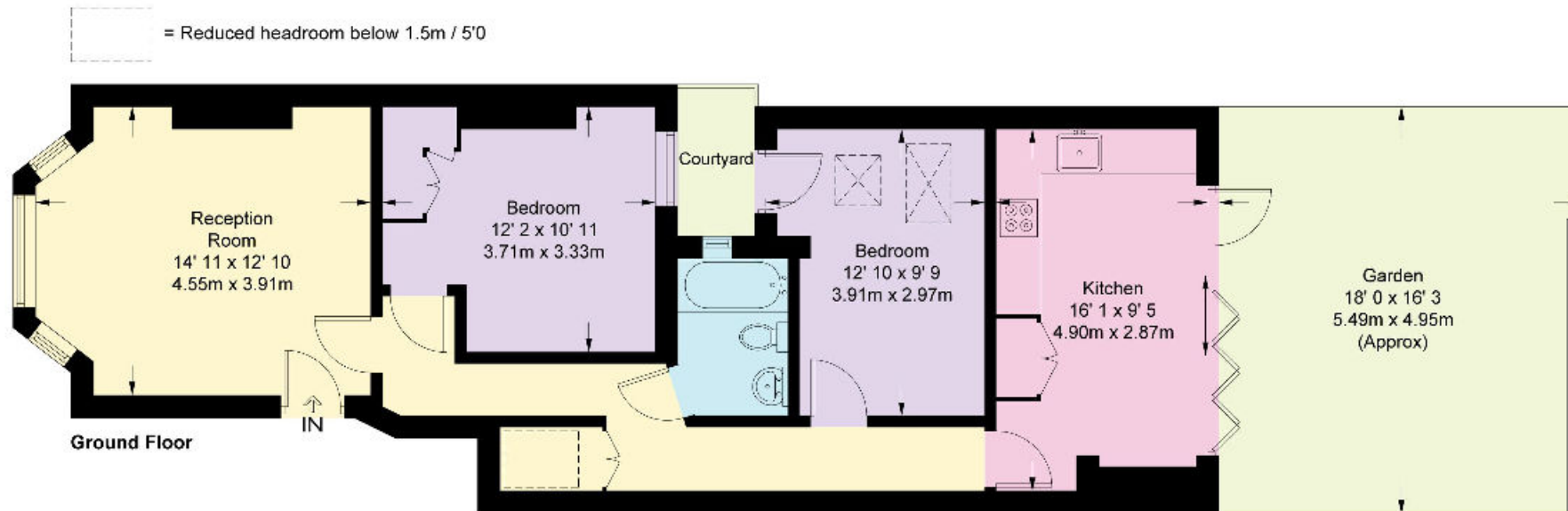


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Approximate Gross Internal Area = 726 sq ft / 67.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.8 sq m
Total = 734 sq ft / 68.2 sq m



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.



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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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