



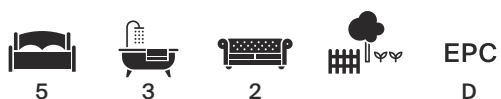
Church Road, Richmond TW9



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This attractive family home is situated in a central Richmond location and is close to all of Richmond's famous landmarks such as the green, the river, Kew Gardens and Richmond Park.

The property is arranged over four floors and provides an excellent balance between spacious well appointed bedrooms over the first and second floors and a number of elegant reception rooms across the ground and lower ground floors. As you would expect in a house of this age and type there are a number of fine features such as high ceilings, feature fireplaces and large sash windows allowing an abundance of natural light.



Guide price: £2,250,000

Tenure: Available freehold

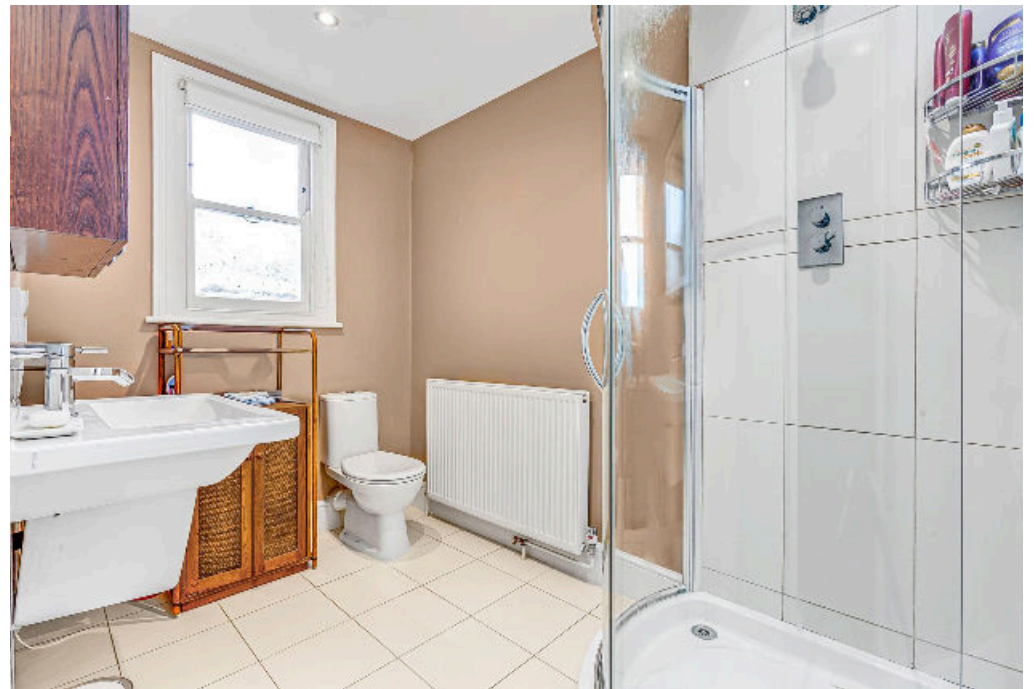
Local authority: London Borough of Richmond Upon Thames

Council tax band: H





A delightful period property measuring close to 2,500 sq ft approximately with a 100ft garden.





The rear garden is a wonderful feature and it is incredibly rare to have a garden of this size in such a central location. As well as the large lawn area there is a raised deck to entertain friends and family as well as a number of trees, plants and shrubs.

Location description

Church Road is a sought-after location on the slopes of Richmond Hill within reach of the vibrant and excellent facilities of Richmond Town, including bars, restaurants, and shops. The 2,500 acres of Richmond Park are also within reach as is the river and its towpath.

The Richmond Borough is renowned for the first class schooling opportunities locally and many of these are also within walking distance. Schools include The Vineyard School, King's House School, Marshgate Primary School and Rainbow Nursery School.

Richmond Station provides a quick link into Central London via both Underground (District Line) and Overground (Waterloo 19 minutes), and Heathrow is approximately 7.6 miles away.

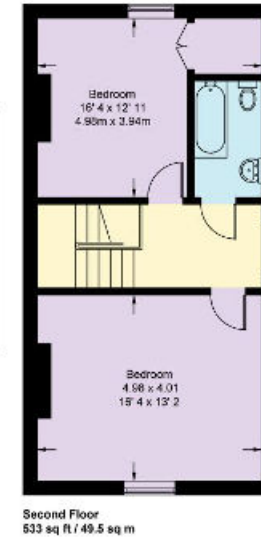
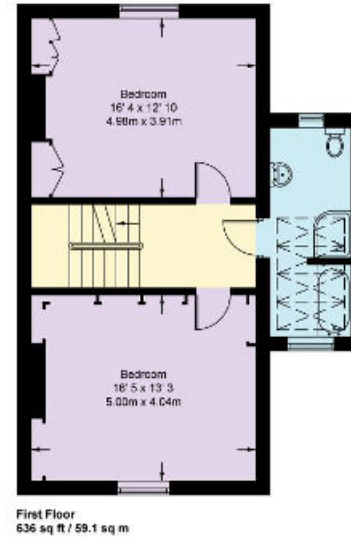
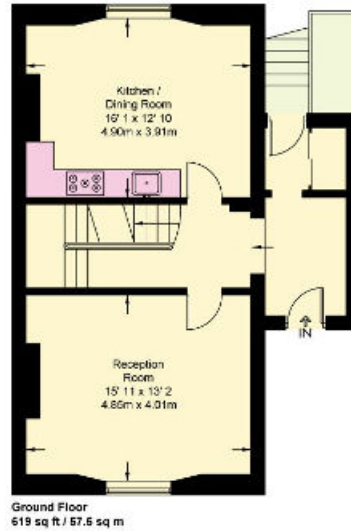
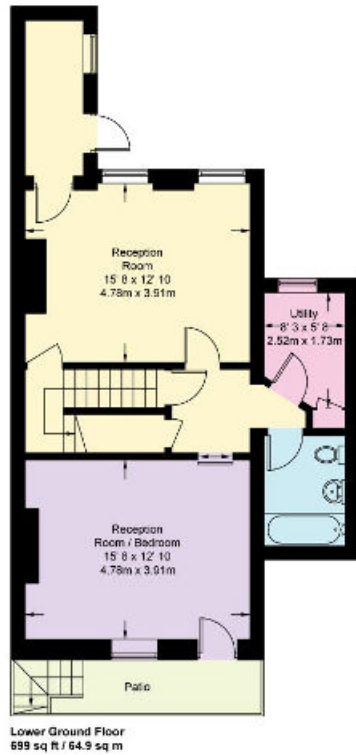
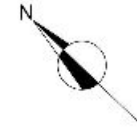
- All times and distances are approximate.



Church Road

Approximate Gross Internal Area = 2487 sq ft / 231 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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Particulars dated July 2024. Photographs and videos dated July 2024.

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