



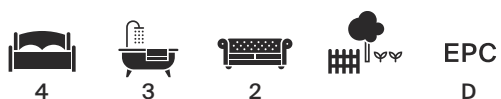
Kew Road, Richmond TW9



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The property is arranged over three floors and offers a good balance between well proportioned reception rooms, with notable period features, and the extended open plan kitchen/family room to the rear, which has been modernised and looks onto the impressive garden.

Across the top two floors there are four bedrooms, with one of those being the elegant principal suite with dressing area and en suite bathroom.



Guide price: £2,200,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H





Beautiful double reception room with high ceilings, feature fireplace, and parquet wood floors.

The accommodation in brief is as follows; Entrance hallway, followed by a double reception room to the right with high ceilings, feature fireplace, and parquet wood floors.

To the rear is a fully fitted kitchen with a range of appliances, breakfast bar, and a further sitting space which creates the perfect space to entertain and relax with friends and family. To complete this floor there is a utility room and downstairs cloakroom.

Moving to the first floor there is the principal suite as well as a further bedroom and bathroom. The top floor provides two further large bedrooms and a bathroom.

The garden to the rear is a marvellous feature, considering the length, and being so close to the centre of Richmond. A garden studio is situated at the end of the garden and can be used as a work from home space, gym or summer house.





Location Description

Kew Road is in close proximity to Richmond town centre. The green spaces of Old Deer Park, Kew Gardens and Richmond Park are also nearby. There are a number of outstanding schools within close proximity including Unicorn school, Broomfield House as well as Kew College and Kew Green schools.

Local transport links include numerous bus routes to surrounding areas, plus fast and frequent trains to central London from Richmond station 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 motorways.



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**Approximate Gross Internal Floor Area
(including garden office)**

255 sq m / 2,743 sq ft

Garden Office: 12.5 sqm / 134 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.



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We 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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Particulars dated October 2024. Photographs and videos dated October 2024.

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