



Bainbridge Close, Richmond TW10

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# Bainbridge Close, Richmond TW10

A fantastic four bedroom detached house situated within a gated development, only a short distance from the famous Richmond Park, Ham Common and the River Thames.

This wonderfully bright and spacious family home is arranged over two principal floors and measures close to 2,000 sq ft approximately. As well as the wonderful green open spaces, there are also some outstanding schools in the area.

On arriving at the house, there is an attractive frontage which has been landscaped to create a mature garden area and a driveway which provides parking for several cars. There is also a double garage if covered parking is required or further storage.



**Guide price:** £1,750,000

**Tenure:** Freehold

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

**Council tax band:** H





## Description

On entering the property, there is a generous entrance hall that leads to a spacious reception room, beautiful conservatory and modern kitchen. The downstairs also benefits from a separate dining room, a study and a utility room. A downstairs WC completes the ground floor accommodation.

The first floor provides a large principal bedroom with en suite bathroom and a fitted wardrobe space. There are three further double bedrooms, two of which have built in storage and a family bathroom.

The loft is boarded, suitable for conversion subject to the relevant planning permission.

To the rear is an attractive landscaped garden with two patio areas, one leading from the house itself and the other at the rear corner with a covered wooden pergola. The garden provides a mix of mature trees, shrubs and plants creating privacy and screening.



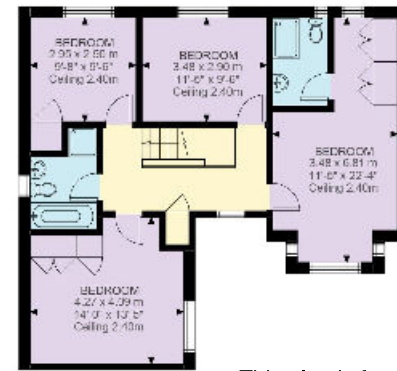
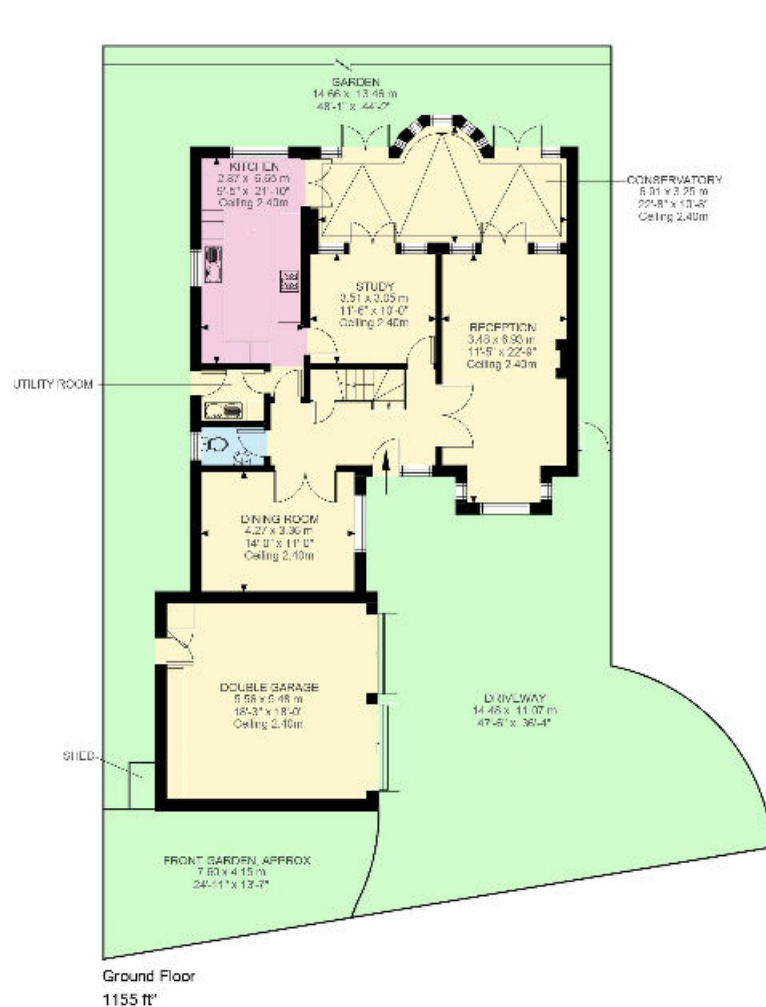
## Location

Bainbridge Close is located in an exclusive location off Ham Common and is conveniently located for Ham Gate giving direct access to Richmond Park at the end of Church Road via Ham Gate. Ham Common is equidistant in the other direction which in turn leads on to Ham House and Garden (National Trust) and the River Thames; all very accessible on foot as well as Ham Parade, where there is a monthly farmers market, and the local amenities. Local schools nearby with an excellent reputation and are considered amongst the best in the country, including Tiffin Girl's School (0.32 miles), Kingston Academy (0.4m), Fern Hill Primary School (0.45m), and The German School (1.16m).

\*All times and distances are approximate.



There are several bus links nearby within walking distance via Anne Boleyn Walk and with easy access to mainline stations at Kingston and Norbiton.



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.

### Bainbridge Close, TW10

Approximate Gross Internal Area  
**185.54 SQ.M / 1997 SQ.FT**  
 (EXCLUDING GARAGE)  
 GARAGE 31.88 SQ.M / 343 SQ.FT  
**INCLUSIVE TOTAL AREA 217.46 SQ.M / 2341 SQ.FT**

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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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