



Queens Crescent, Richmond TW10



Queens Crescent, Richmond **TW10**

An excellent detached family house situated in a quiet crescent, just off Queens Road. There is a beautiful landscaped garden and private off street parking.

The property is arranged over two generous floors and provides spacious and well-presented accommodation. The property also benefits from a large loft space which could be converted to create additional accommodation, subject to the usual planning permissions being granted.



Guide price: £2,595,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: G





Description

On arriving at the house, there is a lovely landscaped front garden with a driveway providing off street parking for one car. On entering the property there is an entrance hall way which leads to an elegant bay windowed reception room to the front. A study falls to the left of the hallway and a utility room and downstairs cloak room follow.

To the rear of the property, there is a marvellous space that has been extended and opened up to create a number of connecting areas. The fully fitted kitchen with a range of fitted appliances leads to a large dining space with views over the patio and garden. To complete this area there is a further reception area, perfect for relaxing and entertaining friends and family in a less formal setting. Across the rear of the house there are bi-fold doors which open out to provide easy access to the large patio area providing additional reception space in the summer months.

Moving to the first floor there is a principal bedroom suite with dressing area and en suite bathroom. Three further bedrooms follow and a family bathroom as well as a separate WC.

The garden to the rear has been landscaped and beautifully maintained by the current owners and provides a mix of mature trees, shrubs, and plants which help create screening and privacy.





Location

The property is located close to a number of outstanding schools such as St. Elizabeth's and Marshgate primary, both are only a short walk away. Other schools in Richmond include Kings House, The Old Vicarage and The Vineyard.

For the commuter Richmond railway station provides a convenient service into Central London by both overland and underground services. There are also very good road links allowing access out of London by the M3, M4 and M25 motorways.



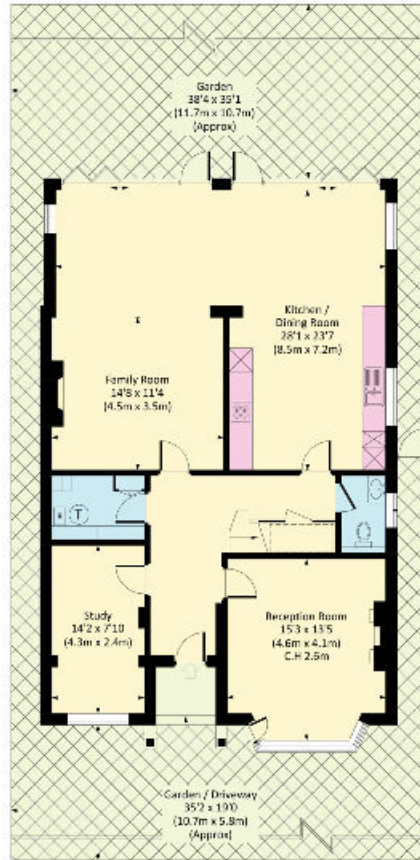
Richmond town centre with its array of shops, bars, cafe's, and restaurants are a short distance away as well as the areas finest attractions, Richmond Park, the River and Richmond Green.

QUEENS CRESCENT RICHMOND, TW10

Approx. gross internal area
2147 Sq Ft. / 199.5 Sq M.
14 Sq Ft. / 1.3 Sq M. Reduced Headroom
2161 Sq Ft. / 200.8 Sq M. Inc. Reduced Headroom



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.



GROUND FLOOR

= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

Knight Frank

Richmond

23 Hill Street,

London

TW9 1SX

knightfrank.co.uk

We would be delighted to tell you more

James Williams

020 8939 2808

james.williams@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.