



## Ducks Walk, East Twickenham TW1

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Located on the bank of The River Thames, with a mooring and one of the largest gardens in East Twickenham, this house presents an incredible opportunity for a family home. The house itself comprises five bedrooms, an eat in kitchen and bright reception room overlooking the River Thames.

There is also off street parking for multiple cars, with an electric charging point, securely positioned behind electric gates.



**Guide price:** £4,950,000

**Tenure:** Available freehold

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

**Council tax band:** H

Entered on the ground floor, there are two reception rooms with the eat-in kitchen on the left of the hallway with doors out onto a walled garden with electric sun canopy. To the right of the hallway is the formal reception room with views over the garden accessed via double sliding doors, onto the River Thames with St Helena Terrace and The White Cross pub beyond. On the lower ground floor is a further spacious reception room with bathroom meaning it does have the flexibility to be a further bedroom, a nanny flat, recreational space or gym. There is also a large separate utility room. Out from this room through French doors is a private Italian walled garden area.

Up to the first floor is the stunning master bedroom with en suite shower room, balcony and fabulous views out over the River, two further bedrooms, dressing room and family bathroom. On this floor, the balconies have recently been enclosed by way of glass fenestrations, with a new glass roof light over the staircase. The top floor has two further double bedrooms, both of which have en suite bathrooms.





The mature, well stocked garden wraps around the house, making the most of the stunning river views as well as providing a festival of colour throughout the spring and summer. The raised deck area, with fire pit, is ideal for entertaining, and there is also a private mooring directly in front of the house. The bank can also be fished off.

There is also a secure shed with double doors, ideal for extra storage, keeping gardening equipment and bikes. Notably the tow paths on both river sides provide miles of bike routes.

## Location Description

Ducks Walk is situated just off Park Road with a towpath to Richmond Bridge giving access to Richmond. It is within close proximity to both Richmond town centre, St Margaret's and many of the area's superb attractions such as the River Thames, Marble Hill Park and the 2,500 acres of Richmond Park .

Local transport links include numerous bus routes to surrounding areas, plus frequent trains to central London via South West trains from St. Margarets and Richmond stations and London Underground's District Line (West End 38 minutes) from Richmond station. The property is well placed for access to the A316/M3, M4 and M25 motorways. Heathrow Airport can be reached easily by road, train or bus.

Schools in the area include Orleans Park School, King's House School and The Vineyard School.

Other places of interest include the UNESCO World Heritage Site The Royal Botanic Gardens at Kew, Twickenham Stadium and Marble Hill Park.

\*All times and distances are approximate

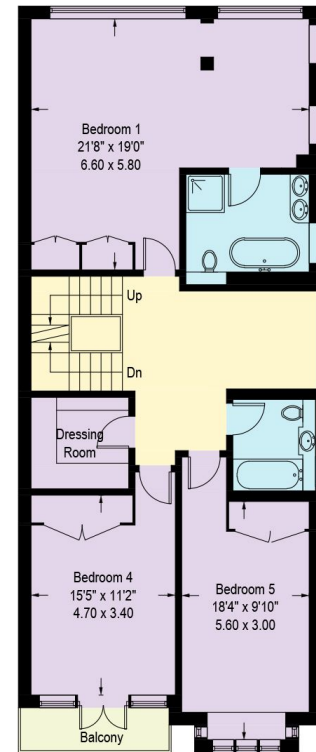




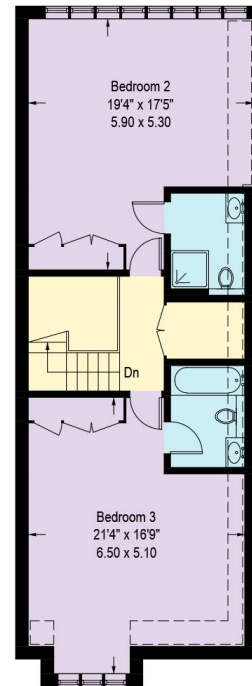


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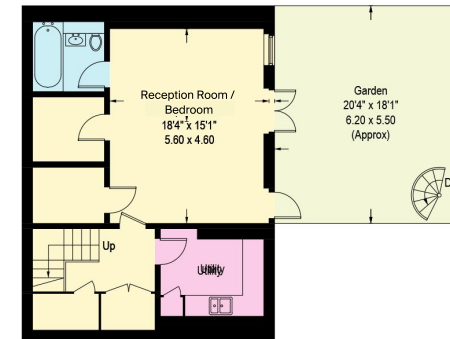
Approximate Gross Internal Area = 3670 sq ft / 341.0 sq m  
 Reduced Headroom = 81 sq ft / 7.5 sq m  
 Garage = 101 sq ft / 9.4 sq m  
 Total = 3852 sq ft / 357.9 sq m  
 External Area = 7830 sq ft / 727.4 sq m



First Floor



Second Floor



First Floor

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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