



A beautifully presented five bedroom family home in Richmond

Sydney Road, Richmond, Surrey, TW9

£2,495,000 Freehold



Period property • Five bedrooms • Immaculately presented •
Off-street parking • Envable location

Local Information

Sydney Road is a pretty, residential one-way road just off Lower Church Road and is very conveniently located for the train station. Transport links into Central London are provided at Richmond station with mainline services to Waterloo (19 minutes) and underground services (District Line). Richmond High Street is under half a mile away, offering plenty of local shops, restaurants and other amenities. Local schools are considered amongst some of the best in the country.

About this property

This immaculately presented five bedroom family home offers the perfect mix of living and family accommodation and off-street parking to the front of the property.

As you enter the property, you are led through to the double reception room, which is perfectly divided into a wonderfully cosy living area to one end and a spacious dining area to the other, perfect for relaxing and entertaining alike! This then leads through to the bespoke Roundhouse kitchen, featuring two roof lights, a central island and MaxLight sliding doors that open out onto the rear landscaped garden. The kitchen also boasts a bar area featuring a full height wine fridge and a second sink with chilled and sparkling water on tap! The extension has been cleverly designed to create a seamless blend between the two spaces.

To the rear of the garden, is an outdoor seating area with opening/closing louvers to allow the sunlight in, but keep the rain out. It also features a powerful gas operated fire pit to keep you cosy in the evenings! The lower ground floor is comprised of a sitting room / cinema, a bedroom with an ensuite and a W.C. The first floor houses the impressive principal bedroom, accompanied by a substantial bespoke Roundhouse walk in wardrobe, and ensuite bathroom. A further study/6th bedroom is located on the half landing. There are two bedrooms and a family bathroom to the second floor with the loft room providing the 5th bedroom which also has ample amounts of eaves storage.

Tenure

Freehold

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office. Telephone: +44 (0) 20 8614 9100.





Sydney Road

Approximate Gross Internal Area = 2314 sq ft / 215 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 202 sq ft / 18.8 sq m
Total = 2516 sq ft / 233.8 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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