



A fine example of Victorian architecture in an idyllic location

**Marlborough Road, Richmond, Surrey, TW10**

£3,750,000 Freehold

savills

Desirable location • Excellent natural light • Off-street parking • Semi-detached Victorian • Potential to extend

### Local Information

Marlborough Road is one of Richmond's most sought after roads. The centre of Richmond and the train station is located just 0.7 miles away – with its rapid service into London Waterloo (from 19 minutes), the well-connected District Line and Overground.

The London Borough of Richmond-upon-Thames has some of the finest state and independent schools in the country which include Kings House, The Old Vicarage, The Vineyard and St Elizabeth's Roman Catholic School in Richmond itself and a little further afield Lady Eleanor Holles School, Hampton Boys, Radnor House, Newland House and The Mall. International schools in the area include The German School in Petersham, The Marymount International School on Coombe Hill and The Swedish School in Barnes.

### About this property

A wonderful example of Victorian architecture this five bedroom semi-detached house is in an enviable location and boasts an incredible warm and homely feeling. From the traditional kitchen to the ground floor one can access the side return and head out in to the charming garden. You can also find a dining room, utility room, w/c and pantry

on this level of the house, but there is still huge potential to extend (subject to planning consent) should one wish. There is an abundance of natural light which spills into the house thanks to the large sash hung windows and open aspects. To the upper ground floor is a beautifully decorated double reception room, a guest cloakroom and the welcoming entrance hall, that leads you up to the first and second floors. The upper levels of the house provide four large double bedrooms, two with adjoining dressing rooms and a further study/bedroom five. There are two family bathrooms located off the generous landings to each of the upper floors. The property also benefits from off-street parking and a delightful established garden.

### Tenure

Freehold

### Local Authority

London Borough of Richmond Upon Thames

### Energy Performance

EPC Rating = D

### Viewing

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





Marlborough Road, Richmond, Surrey, TW10  
Gross Internal Area 2624 sq ft, 243.8 m²

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Marlborough Road

Approximate Gross Internal Area = 2624 sq ft / 243.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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