



An impressive detached family home offering over 3,500 sq. ft. of beautifully presented and exceptionally versatile accommodation arranged across three floors, combining generous proportions with comfortable and practical family living.

The property opens into a welcoming entrance hallway, currently arranged as a formal dining area, leading through to two generous reception rooms. The elegant drawing room features a charming fireplace, while the second reception room flows seamlessly into the conservatory, creating a bright and flexible living space with direct access to the garden.

At the heart of the home is the impressive open-plan kitchen, dining and family room, providing a wonderful setting for both everyday family life and entertaining. Bi-fold doors open directly onto the private west-facing garden, creating an effortless connection between the indoor and outdoor spaces. Mature trees provide an attractive and peaceful backdrop, with plenty of room for outdoor dining, entertaining, children's play and relaxation. A separate utility room and ground-floor cloakroom add further practicality.

Across the upper floors are five well-proportioned bedrooms. Four bedrooms are located on the first floor alongside a spacious family bathroom, with one benefiting from its own en suite. The entire top floor is dedicated to the impressive principal suite, comprising a generous bedroom, dressing room/walk-in wardrobe and spacious bathroom with a large bathtub and separate walk-in shower, together with attractive open views across the surrounding area.

Available immediately and offered unfurnished.

EPC: D | Council Tax Band: G





Location

Cole Park Road is a highly regarded, quiet tree-lined residential road, ideally positioned between St Margarets and Twickenham. The area offers an excellent selection of cafés, restaurants, independent shops and everyday amenities, while Richmond, the River Thames, riverside towpaths, Old Deer Park and the Royal Botanic Gardens at Kew are all within easy reach. Families are particularly well served by a number of highly regarded local schools, including Orleans Park, St Stephen's Primary, King's House and The Vineyard.

Excellent transport connections are available from both Twickenham and Richmond stations, providing regular services into London Waterloo, with Richmond also offering District Line and London Overground connections. The A316 provides convenient access to the M3, with the M4 and M25 also readily accessible.

A substantial and beautifully presented family home offering exceptional space, flexible accommodation and a wonderfully private west-facing garden in a sought-after residential location.



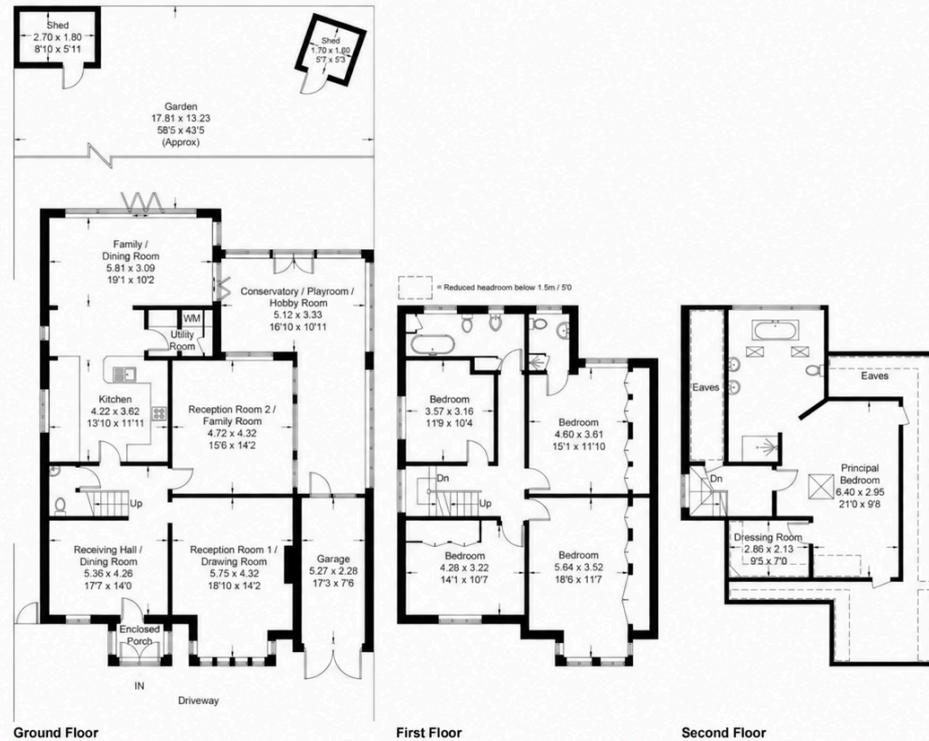
Cole Park Road

Approximate Gross Internal Area = 342.0 sq m / 3681 sq ft

(Including Garage & Eaves)

Sheds = 7.6 sq m / 82 sq ft

Total = 349.6 sq m / 3763 sq ft



Erika Hopkins in partnership with Teddy Property Collective
Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID1255161)



IMPORTANT:

Teddy Property would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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