



JAMES  
ANDERSON



# FOR SALE

# £1,375,000

Manor Road, Richmond, TW9

This impressive period property with off street parking has been beautifully extended and enhanced to create the ideal family home. Offering generous and versatile accommodation arranged over three floors, the house effortlessly blends timeless character with contemporary design elements throughout. Spacious, stylish, and superbly appointed, it provides the perfect balance of classic charm and modern convenience.

The property features four well-proportioned bedrooms and two beautifully finished bathrooms, making it perfectly suited for growing families or those who love to entertain. To the rear, a meticulously landscaped garden offers a tranquil outdoor retreat, complete with an outbuilding that is fully powered, sound insulated, and includes a modern shower room.

Manor Road is ideally located close to everything that Richmond has to offer including access to the 2500 acres of beautiful Richmond Park via Sheen Common and Richmond Riverside. A large Sainsburys supermarket and North Sheen station are on your door step and Richmond town centre and station (District Line, Overground Line, Mainline to Waterloo) are within walking distance. Some of the most sought after state and private schools in the borough are also close by including the 'Outstanding' Marshgate and Holy Trinity Primary Schools and several excellent nurseries within convenient walking distance.



Four / Five Bedrooms



Three Bathrooms



Exceptional Extended Living Space



Bespoke Fully Fitted Kitchen



Freehold | EPC D | Council Tax F



Moments From North Sheen Station (ZONE 3)



Excellent Local Primary Schools Nearby



Richmond Location



Off Street Parking



In Excess Of 2,000 sqFT



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Manor Road

Approximate Gross Internal Area = 2050 sq ft / 190.4 sq m  
(Including Reduced Headroom / Outbuilding / Eaves)  
Reduced Headroom / Eaves = 120 sq ft / 11.2 sq m  
Outbuilding = 178 sq ft / 16.5 sq m



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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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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