

ESTABLISHED 1869
h
THE HOME EXPERTS

STRAWBERRY VALE
TWICKENHAM

Hamptons

THE HOME EXPERTS



THE PARTICULARS

**The Warren, Strawberry Vale
Twickenham
TW1**

**£4,250,000
Freehold**

**Semi-Detached
Five Bedrooms
Boathouse
Detached Garage
Off-Street Parking
Large Plot**

Features
Riverside Location

Hamptons
60 King Street
TW1 3SH
0208 892 8144
twickenham@hamptons.co.uk
www.hamptons.co.uk

Riverside Location

Coming to the market for the first time in over 100 years.

The Property

An exceptional and truly unique five bedroom semi-detached home which offers in excess of 6,000 sq.ft. of accommodation situated on the River Thames with stunning views. Additional benefits include a boathouse with mooring and detached garage with parking to the front.

Local Authority

London Borough of Richmond-Upon-Thames

Services

Mains water, gas, electric and drainage.

Tenure

Freehold

Interior

The house offers substantial accommodation over four floors with many period features throughout and comprises a grand entrance hallway, three reception rooms, dining room and bathroom. To the lower ground floor is the original coal store, two further reception rooms, kitchen, utility room, larder, wc and workshop. The first floor offers a reception room with balcony, two double bedrooms, additional kitchen and bathroom.

There are three further bedrooms and shower room on the top floor.

Situation

The Warren is conveniently located for Strawberry Hill Station, 0.6 miles, Twickenham Centre and Station 1 mile, London Underground system from Richmond, 2.5 miles. Nearby A316 links the area to the M3 providing easy access to both Heathrow and Gatwick airports. Great schooling in the area to include Newlands House, Radnor House, St Catherine's Girls, Waldegrave Girls and The Mall all within easy reach.



Outside

Located on a picturesque stretch of the river is the mature secluded rear garden with boathouse, detached garage, side access and off-street parking.



STRAWBERRY VALE

Approximate Gross Internal Area

Lower Ground floor = 1706 sq. ft. (158.5 sq. m.)

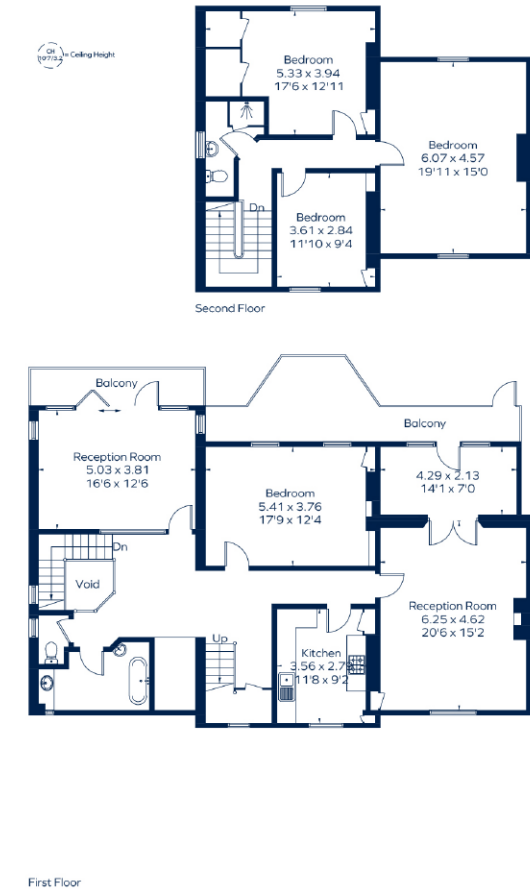
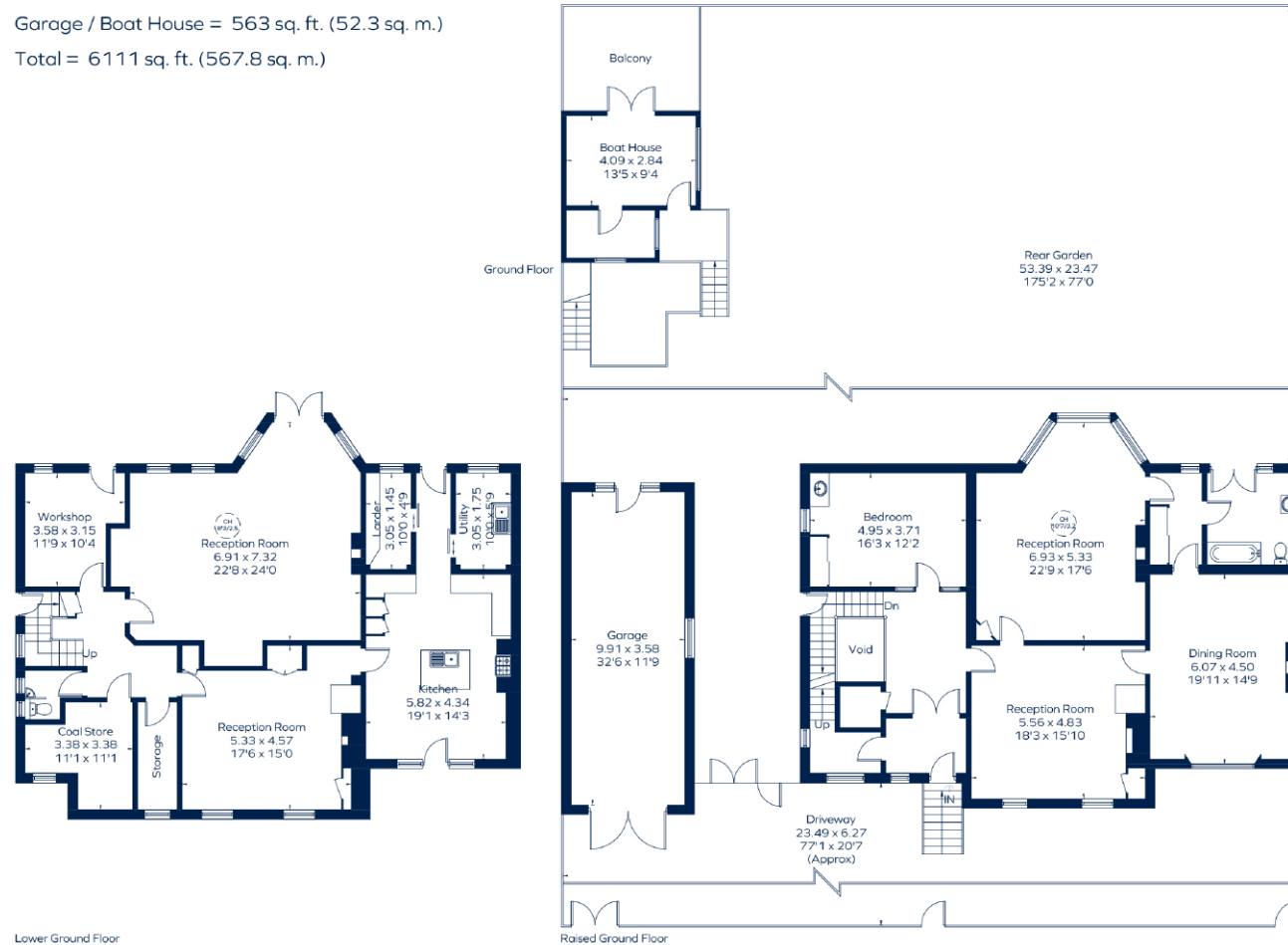
Raised Ground floor = 1611 sq. ft. (149.7 sq. m.) (Excluding Void)

First floor = 1421 sq. ft. (132.0 sq. m.) (Excluding Void)

Second Floor = 810 sq. ft. (75.3 sq. m.)

Garage / Boat House = 563 sq. ft. (52.3 sq. m.)

Total = 6111 sq. ft. (567.8 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 888973

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.