



Denotes restricted
head height

Sudbrook Gardens, Richmond, TW10

Approximate Area = 2338 sq ft / 217.2 sq m

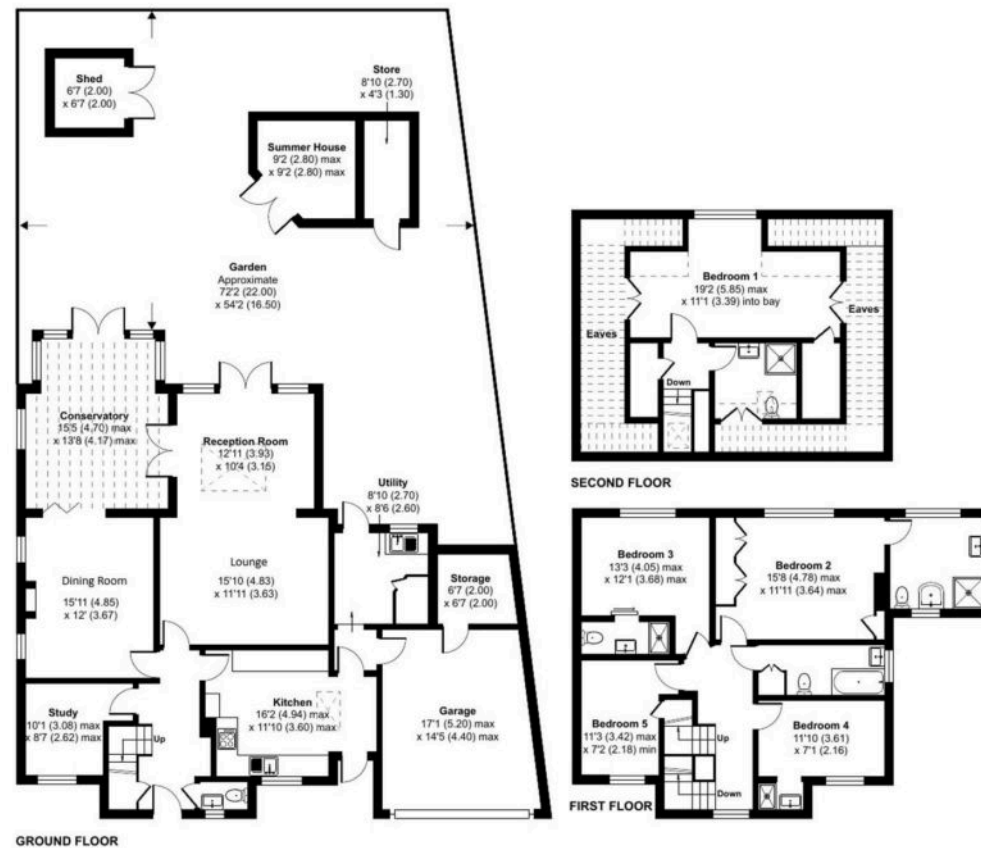
Limited Use Area(s) = 319 sq ft / 29.6 sq m

Garage = 284 sq ft / 26.4 sq m

Outbuilding = 157 sq ft / 14.6 sq m

Total = 3098 sq ft / 287.8 sq m

For identification only - Not to scale



Sudbrook Gardens

- 5 BEDROOM 4 BATHROOM DETACHED HOUSE with garage, driveway parking and a lovely garden at one of the areas most coveted addresses near Ham Common and the Park.
- NO ONWARD CHAIN.
- Wide frontage with wrought iron railings and double gates to a brick blocked forecourt. Garage with electric roll up door, power and light and additional store room to the rear.
- Elegant hall with herringbone wood floor and cloakroom. Lounge with wood log burner and extended further to the rear. Study, dining room and impressive double glazed conservatory.
- 1st floor has 3 bedrooms with ensuite facilities plus a 4th bedroom and a family bathroom.
- 2nd floor bathroom and airy bedroom over 19 ft across with views across to Ham Common.
- Kitchen diner with inbuilt appliances and independent access to front driveway area. Separate utility room.
- Beautiful Westerly facing garden with patio, lawn, planted areas, established trees, vegetable patch, garden store, summerhouse and greenhouse.
- Within reach of several outstanding schools including Grey Court, the German School, Tiffin Girls and the Kingston Academy.
- Moments from the open spaces of Ham Common with its traditional village pond and cricket square, and just round the corner from Ham Gate Avenue leading to Ham Gate into Richmond Park.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1236093

Hall

Herringbone wood floor, radiator, door to cloaks cupboard with coatrack and alarm keypad. Door off to a cloakroom with tiled walls, radiator, leaded style casement window, WC and wash hand basin.

Lounge 15' 10" x 11' 11" (4.83m x 3.63m)

Wood log burner inset in fireplace with brick and tile surround and wood mantelpiece, radiator, wall light fittings, coving.

Reception Room Extension 12' 11" x 10' 4" (3.93m x 3.15m)

Double glazed windows and French doors out to the garden, vertical radiator, double glazed dome skylight window over with fitted blinds, spotlighting, double doors to side through into the conservatory.

Dining Room 15' 11" x 12' 0" (4.85m x 3.67m)

Varnished wood floor, two casement windows to the side and folding doors across out into the conservatory. Coving, two radiators and spotlights.

Conservatory 15' 5" x 13' 8" (4.70m x 4.17m)

Tiled floor, double glazed windows and French doors out to the garden.

Kitchen/Diner 16' 2" x 11' 10" (4.94m x 3.60m)

Wood effect flooring and space for table and chairs, double glazed window to front, pitched skylight over, units fitted at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit with mixer tap and additional rinser tap, Miele dishwasher, inset Siemens gas hob, inbuilt double ovens, Bosch upright fridge/freezer, radiator, door to the front forecourt, rear door into utility.

Utility 8' 10" x 8' 6" (2.70m x 2.60m)

Fitted units, worktop with inset sink unit, radiator, spaces for appliances currently housing a washing machine and a freezer, wall mounted Vaillant ecoTEC condensing combi boiler, door into pantry cupboard with shelving.

Study 10' 1" x 8' 7" (3.08m x 2.62m)

Coving, double glazed front window overlooking the garden, understair cupboard, radiator.



Landing

Balustrade, front double glazed casement window, radiator.

Bedroom 2 15' 8" x 11' 11" (4.78m x 3.64m)

Twin double doors to fitted wardrobe cupboards, radiator, double glazed window overlooking the garden, corner door into an inbuilt shelved cupboard, coving, door to a generous ensuite.

En Suite

Walk-in shower enclosure with tiled walls and inbuilt seat, WC, part tile walls, wide trough style sink with drawers under, radiator, double glazed windows to the rear and front.

Bedroom 3 13' 3" x 12' 1" (4.05m x 3.68m)

Double glazed windows to the rear overlooking the garden, radiator, coving, pocket door to ensuite.

En suite

Tiled walls, folding doors to walk in shower enclosure, heated towel rail, wash hand basin with cabinet under, spotlights

Bedroom 4 11' 10" x 7' 1" (3.61m x 2.16m)

Double glazed window to the front, radiator, inbuilt cupboards and cabinets with hanging and shelving, coving, arch to ensuite.

Ensuite

Bifold doors to walk in shower, wash hand basin with mirror backdrop and cabinet under, leaded style casement window to the side.

Bedroom 5 11' 3" x 7' 2" (3.42m x 2.18m)

Double glazed windows to the front, radiator and an inbuilt cupboard with hanging and shelving.

Family Bathroom

Frosted double glazed windows, spotlights, panel enclosed bath with shower mixer, part tiled walls, radiator pedestal wash hand basin, WC, double doors to airing cupboard with slatted shelving and housing Megaflor hot water store and heating/hot water programmer.



2nd floor landing

Stairs form 1st floor to 2nd floor landing with balustrade, front velux window, door into storage cupboard with interior double doors into further eaves storage beyond.

Bedroom 1

19' 2" x 11' 1" (5.85m x 3.39m)

Door to store cupboard and double doors each side into eaves storage, radiator, spotlights rear bay with double glazed window with views across to Ham Common.

2nd Floor Bathroom

Wash hand basin with cabinet under, shower enclosure, heated towel rail, WC, spotlights, velux window, double doors through to eaves storage.







Sudbrook Gardens, TW10

5 bedroom 4 bathroom character detached family home at of the areas most coveted addresses. Beautiful mature garden, wide frontage with double gates to off street parking and garage. No onward chain!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

MERVYN SMITH SALES & LETTINGS

315 RICHMOND ROAD

HAM PARADE, KT2 5QU

020 8549 5099

mail@mervynsmith.co.uk