

# SNELLERS

ESTATE AGENTS



**Amyand Park Road, TW1**

**£1,100,000**

This charming three-bedroom Victorian terraced house is arranged over three floors and offers a wonderful balance of character, space and practicality. With a spacious through reception room, a kitchen/breakfast room overlooking the garden and a superb principal bedroom suite occupying the entire top floor, it's the sort of home that adapts effortlessly to family life while still feeling warm and inviting.



The bedroom accommodation is arranged over the upper floors, offering flexibility for families, guests or home working. Two generous double bedrooms and a family bathroom occupy the first floor, while the top floor is dedicated to a superb principal bedroom suite with its own shower room and useful eaves storage. Outside, the garden provides a lovely extension of the living space, perfect for summer dining, entertaining friends or simply relaxing at the end of the day, with direct access from the kitchen creating an easy indoor-outdoor flow.

Perfectly positioned in the heart of St Margarets, Amyand Park Road enjoys the best of village living with excellent connections into central London. Independent cafés, popular restaurants and local shops are all within easy walking distance, while nearby St Margarets station offers regular services to Waterloo. The Thames, Marble Hill Park and Richmond are also close by, providing wonderful opportunities for riverside walks, outdoor recreation and weekend relaxation.

- Prime St Margarets Location • Three Double Bedrooms • Two Bathrooms & Guest WC •
- Kitchen/Breakfast Room With Garden Access • Over 1,100 Sq Ft • Potential To Side Extend STPP •



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Total area (approx.) : 109.3 sq. m (1176 sq. ft)  
(Excluding eaves)

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