



JAMES  
ANDERSON



**FOR SALE**

**£935,000**

**Sandycombe Road, Richmond, TW9**

Exceptional Victorian cottage affording a stunning interior design situated within easy reach of Kew Gardens underground station.

The property has been significantly improved and extended and features contemporary accommodation whilst retaining an abundance of period charm. Lavished with many bespoke interior fittings the property benefits from a light and spacious kitchen / dining room, opening onto a delightful landscaped rear garden, a separate reception room with working log burner and useful walk in pantry and understairs storage. The first and second floors comprise three double bedrooms and two bathrooms, all beautifully appointed. At the rear of the garden there is a garden utility space equipped with power.

Sandycombe Road is within walking distance of Kew Gardens Station, North Sheen mainline station, numerous local shopping amenities and the highly regarded local schools. The green spaces of Royal Botanic Gardens Kew and Old Deer Park are in the vicinity with Richmond town centre and Richmond Riverside also close by.



Three Double Bedrooms



Two Modern Bathrooms



Separate Reception Room With Log Burner



Extended Kitchen / Family Room



Freehold | EPC C | Council Tax Band E



0.6 Miles To Kew Gardens Underground Station



OUTSTANDING Local Primary Schools Nearby



Moments From Kew Village



Beautifully Presented Throughout



Stunning Landscaped Rear Garden



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

020 8876 6611

# Sandycombe Road

Approximate Gross Internal Area = 1141 sq ft / 106 sq m  
(Including Reduced Headroom / Eaves / Outbuilding)  
Reduced Headroom / Eaves = 78 sq ft / 7.3 sq m  
Outbuilding = 29 sq ft / 2.7 sq m



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 |                         |           |
|                                             | 70                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

