

## 3 Bed Terraced In Sandycombe Road , Richmond, TW9 2EN

£945,000





## SHORT DESCRIPTION

Property Ref: 14322 An exceptional fully refurbished, spacious Victorian cottage and beautifully appointed home close to Kew village. This is a rare opportunity to purchase one of these properties with such a complete, well-designed, high-quality spec refurbishment to all aspects of the property, and with no chain. It has an outstanding, bright open plan ground floor with a dining and living area featuring a traditional open fireplace, double glazed sash windows, plantation shutters and a stunning Ted Todd wooden floor. It's modern, spacious fully fitted kitchen - with generous food preparation areas, an Elica self-venting induction hob, double Neff ovens and a Quooker - has been designed to bring the outside in with bi-folds opening on to a stylish landscaped, low maintenance private garden. The first floor has generously proportioned rooms including a double bedroom with an inbuilt desk/study, a bright roomy "3rd" bedroom and a fully fitted contemporary bathroom suite with quality sanitary-ware and a delightful sunken bath. The 2nd floor has a light and airy master bedroom, with significant built-in storage (plus under eaves) and a beautiful, fully fitted ensuite with walk in rain shower. The property location is enviable: 4 Ofsted 'outstanding' primary schools within walking distance; a choice of excellent road and rail routes (Under ground and train) in and out of London; and a myriad of amenities and leisure facilities nearby.. -----Property Type: Terraced Full selling price: £945000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: E EPC rating: C Potential to of B Measurement: 1070 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Self Occupancy -----

3

Bed Room(s)

2

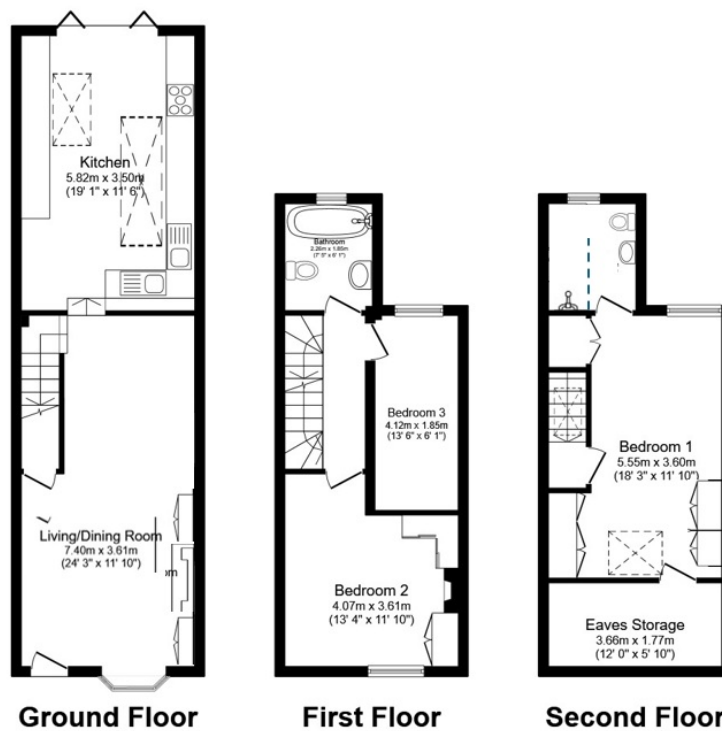
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

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