







## 14 Sandy Lane

Richmond, Richmond

5 DOUBLE BED 3 RECEPTION DETACHED HOUSE with immense further potential on stunning plot, large gated forecourt, dbl garage, lovely garden in prime Petersham. Nr Grey Ct & German Schools. NO CHAIN!.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 5 DOUBLE BEDROOM 3 RECEPTION DETACHED HOUSE on a substantial plot with lots of further potential, large gated forecourt parking, double garage, lovely garden at prime Petersham address. NO CHAIN!
- Wide frontage and double gates onto a wide brickblocked forecourt parking multi vehicles + attached double garage.
- Immense scope for remodelling, extending or redeveloping (stpc) like neighbouring houses.
- Close to Outstanding Grey Court School, the Russell School and the German School. Within reach of Richmond Park, Petersham Nurseries, Ham Polo Club, Richmond Golf Club and the riverside.





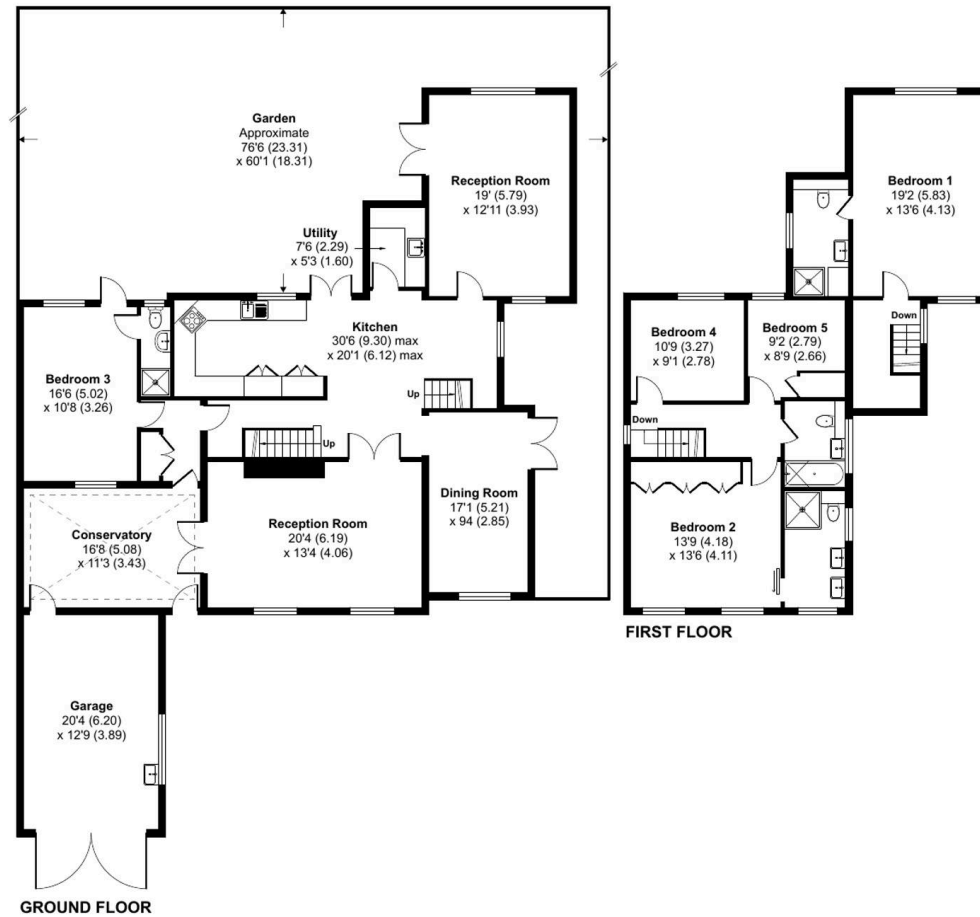
# Sandy Lane, Richmond, TW10

Approximate Area = 2614 sq ft / 242.8 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 2874 sq ft / 266.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1235105