



## Sandycombe Road, TW9

£995,000

Offering approximately 1036 sq ft of well-appointed living space, this generous three-bedroom house has been finished to an exceptional standard and is ready for immediate occupation. Ideally suited to those who wish to enjoy the abundant green spaces of Kew and Richmond, the property combines contemporary design with a calm, welcoming atmosphere.

Sandycombe Road is ideally located just outside Kew Village, close to the Royal Botanic Gardens, Kew, and Old Deer Park. Richmond town centre and the riverside are both within easy reach. Excellent transport links are available via Kew Gardens Station, offering District Line services, while North Sheen Station nearby provides

### Features

Three Bedroom  
Modern Finish  
Garden  
Garden Studio  
Kew Village Location  
Family Home



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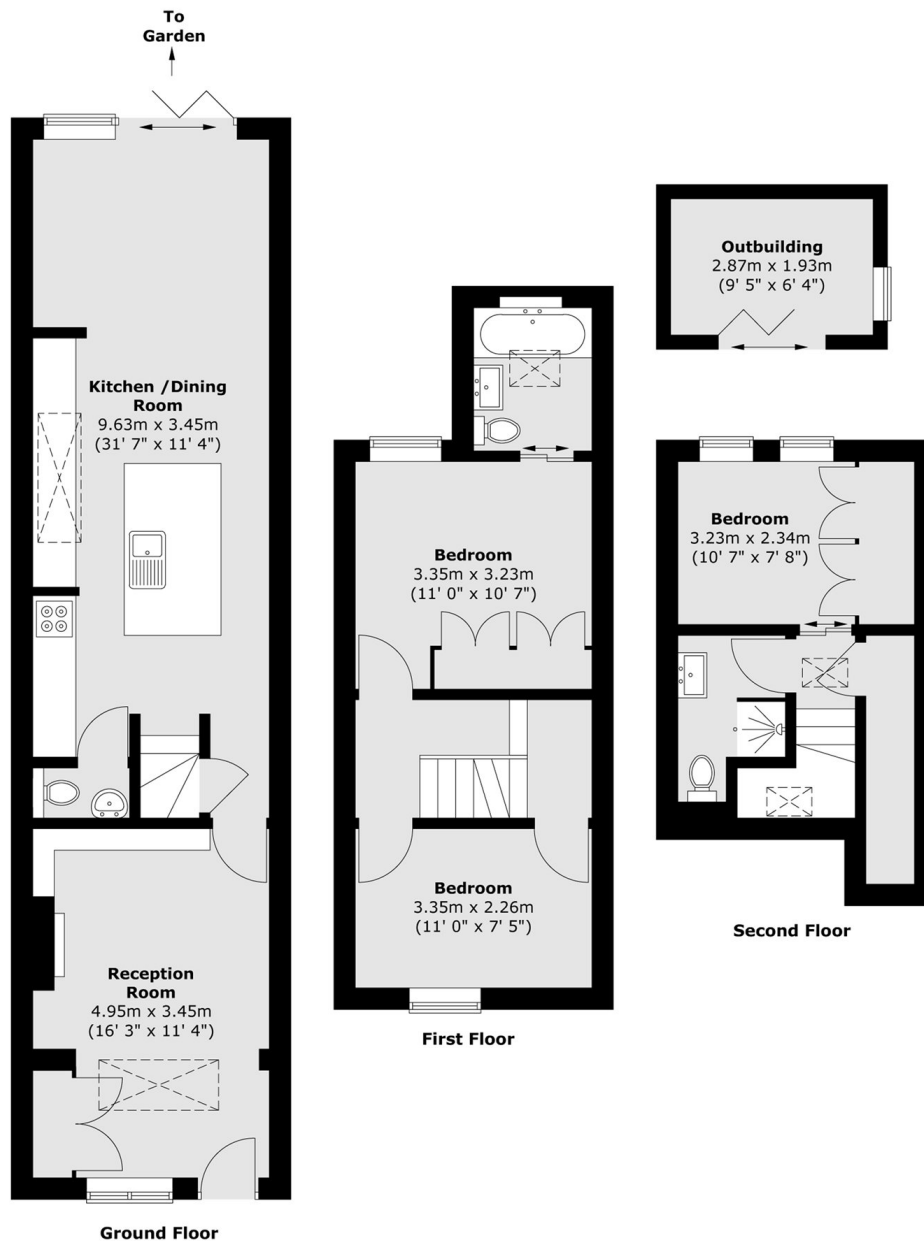
The ground floor opens into a beautifully updated living room, flooded with an abundance of natural light. From the reception room, you are led through to a stunning open-plan kitchen and dining area, thoughtfully designed to maximise both space and light. A convenient downstairs WC completes this level. Bi-folding doors open onto a charming garden, creating an excellent indoor-outdoor flow, with the added benefit of a versatile garden studio.

On the first floor, a bright landing leads to two well-proportioned double bedrooms, both featuring built-in storage, with one benefitting from a spacious and stylish en-suite. Stairs rise to the second floor, which comprises a further double bedroom and a family bathroom, alongside generous wraparound eaves storage.





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Total area (approx.) : 96.3 sq. m (1036 sq. ft)  
Total outbuilding area (approx.) : 5.6 sq. m (60 sq. ft)

## Dexters

Richmond  
1 Sheen Road  
Richmond  
TW9 1AD  
Sales  
020 8288 9988

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