





Sandy Lane

Petersham, Richmond, TW10

- 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!
- Flexible grd fl with bright front atrium, inner hall with two staircases to 1st floor, 3 reception areas, kitchen & utility+ options to remodel and/or expand.
- 4 1st floor bedrooms and 2 bathrooms + additional ground floor bedroom with en suite.
- Beautiful lawned and leafy rear garden over 76 ft long by 60 ft wide. There is also side access with a patio area.
- 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.

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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







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Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. We have been advised regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions.

Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

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