



A wonderful four bedroom semi-detached house on a private road in Petersham.

**Sandpits Road, Richmond, Surrey, TW10**

£1,095,000 Freehold

**savills**



Located on a private road • Off-street parking • Out-house •  
Well-presented throughout • Semi-detached

### Local Information

Petersham, once a favourite hunting ground for the sovereigns of the 17th Century, is an enchanting hamlet that nestles idyllically between Royal Richmond Park (with its 2300 deer inhabited acres) and a particularly scenic stretch of the River Thames. The sophisticated yet charming shops and restaurants of Richmond are within just one mile and Hyde Park Corner is within approximately 11 miles. Richmond train station offers a rapid and direct service into London Waterloo, as well as the District line tube and overland to Stratford, via north London. Local schools enjoy an exceptional reputation and are considered to be amongst the best in the country.

### About this property

Located on a private road in Petersham, this four bedroom, semi-detached house has off-street parking and is well presented throughout. Downstairs has a front reception room and then an open plan living space and kitchen which leads out to a lawned garden and out-house. The out-house has a bedroom, kitchen area and bathroom and can be accessed via the side of the main house. On the first and second floors there are four bedrooms and a family bathroom.

### Tenure

Freehold

### Local Authority

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.  
Telephone: +44 (0) 20 8614 9100.







Sandpits Road, Richmond, Surrey, TW10  
Gross Internal Area 1458 sq ft, 135.5 m²  
Outbuildings 300 sq ft, 27.9 sq m

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Approximate IPMS2 Floor Area = 98.1 sq m / 1056 sq ft  
Annexe = 27.9 sq m / 300 sq ft  
Limited Use Area = 6.4 sq m / 69 sq ft  
**Total = 132.4 sq m / 1425 sq ft**  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	80
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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