



A generously proportioned and laterally configured detached family home with a beautifully landscaped garden

**Floyer Close, Richmond, Surrey, TW10**

Guide Price £2,895,000 Freehold

**savills**



Sought after location • Off-street parking • Landscaped garden  
• Sauna/ steam room • Cinema room

#### Local Information

Queens Road is conveniently located providing easy access to Richmond town centre which offers a wide selection of shops including recognised High Street retailers, the famous Richmond Theatre, two cinemas and a range of restaurants and bars. Fast access to the City and West End can be achieved from Richmond main line (London Waterloo) and underground station.

#### About this property

This appealing modern house is located in a sought after secure gated development off Queens road. The house combines a privileged location and benefits from generously proportioned modern accommodation.

The ground floor comprises an open plan kitchen and utility room, a large reception room with an adjoining conservatory which provides access to a private garden. The garden has been landscaped to provide an evergreen appearance throughout the year. A further reception room can be found to the front of the property, currently used as a dining room with the added benefit of a separate study of the entrance hall. There is a purpose built outdoor gazebo which can be used throughout the whole year due to benefiting from curtains which can be drawn. The

gazebo features windows, lights and heaters, perfect for outside entertaining. Additionally, there is a 'Nordic Cottage' which can be used as an office or as additional accommodation.

The first floor comprises three bedrooms, all benefitting from en-suite shower rooms. Of particular note is the wonderful spa, which features a jacuzzi and a 2-in-1 sauna/ steam room.

To the second floor can be found a further bedroom, a family bathroom and a media room which can be repurposed as a bedroom if needed.

This property also provides a substantial double garage and ample off-street parking for several cars.

#### Tenure

Freehold

#### Local Authority

London Borough of Richmond Upon Thames

#### Council Tax

Band = H

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior



arrangement through Savills  
Richmond Office.  
Telephone:  
+44 (0) 20 8614 9100.





### Floyer Close

Approximate Gross Internal Area = 3338 sq ft / 310.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 329 sq ft / 30.6 sq m  
 Garage = 328 sq ft / 30.5 sq m  
 Total = 3995 sq ft / 371.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220921JAMO

