



Sandycombe Road, TW9

£725,000

Set on Sandycombe Road in the heart of Kew, this well-proportioned three-bedroom flat offers flexible living space across multiple levels, with plenty of character and room to grow into. It's the kind of home that feels practical but also has warmth ideal whether you're upsizing, starting fresh, or looking for a place that adapts to how you actually live day to day.

The accommodation is arranged over the upper floors and flows really nicely. On the main living level, you've got a generous reception room that works brilliantly as a combined lounge and dining space perfect for relaxed evenings, working from home, or having friends over. The kitchen is separate and well laid out, with everything you need within easy reach, and there's also a bathroom on this level, keeping the practical stuff neatly tucked away.

Upstairs is where the flat really comes into its own, with three bedrooms spread out to give everyone their own space. The main bedroom is a great size and feels calm and private, while the other two rooms work just as well as bedrooms, guest rooms, or home offices depending on your setup. Whether you've got kids, flatmates, or just want flexibility, the layout makes it easy to adapt as life changes.

Outside, you're perfectly placed to enjoy everything Kew has to offer. While this is very much a low-maintenance, lock-up-and-leave style home, you're moments from green open spaces, riverside walks, and local spots to grab a coffee or unwind. It's ideal if you like being out and about rather than tied to garden upkeep.

Location-wise, Sandycombe Road is hard to beat. You're right in the centre of Kew, close to Kew Gardens, the village feel of local shops and cafés, and excellent transport links including Kew Gardens Station. It's a brilliant balance of leafy surroundings with easy access into central London perfect for commuters who still want that neighbourhood feel.

- Three Bedrooms • Split Level • Spacious Reception •
- Central Kew • Excellent Transport • Attractive Victorian Parade •

SNELLERS

ESTATE AGENTS



Snellers St. Margarets Sales
36 Crown Road
St Margarets
TW1 3EH
020 8892 8008
stmargaretssales@snellers.co.uk

Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order