



Carlton Road, East Sheen, London, SW14 7RJ. Freehold

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RANDALL PRICE  
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An attractive 4 bedroom, semi-detached, period family home with a west facing rear garden.

### Features

Prime East Sheen location	2 Reception rooms
Semi detached period house	Kitchen/dining room
West facing garden	4 Bedrooms

### About the house

A charming and spacious 4 bedroom, 2 bathroom family home with well-planned accommodation over three floors and featuring a rarely available west facing garden.

Situated in a highly desirable residential area, within close proximity to Mortlake station and all of the amenities of the vibrant East Sheen village. At heart of the home is a stylish and spacious kitchen/dining/living area, with glazed doors opening onto a pretty west facing garden with sheds/storage.

To the first floor are 3 bedrooms and a family bathroom. The spacious converted attic boasts the principal bedroom with an ensuite bathroom.

Carlton Road is arguably one of the finest and most desirable roads in East Sheen and is within walking distance of both the River Thames and Richmond Park. A superb family home that is well-placed to enjoy all that this corner of South West London has to offer.

In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and pubs. There are also several supermarkets, including Waitrose and Tesco, making it easy for residents to do their weekly shopping.

The area is known for its excellent schools, both state and private. Some of the top-rated schools in East Sheen include Sheen Mount Primary School, Thomson house, East Sheen Primary School, Tower House and St. Paul's School. Transportation links in East Sheen are good, with Mortlake train station, several bus routes serving the area, and Richmond station providing access to the London Underground, Overground, and National Rail services.

Overall, East Sheen is a desirable location for those seeking a suburban lifestyle with easy access to central London and abundant green spaces.









# Carlton Road

Approximate Gross Internal Area = 1423 sq ft / 132.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 130 sq ft / 12.1 sq m  
 Total = 1553 sq ft / 144.3 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
More energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- 0208 087 3545
- info@randallprice.co.uk
- www.randallprice.co.uk
- Suite 410, Parkway house, Sheen Lane, London, SW14 8LS

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