



Richmond Park Road, East Sheen, London, SW14 8LA





An exceptional 5 bedroom semi-detached family house of approximately 2,454 sq ft with off street parking.

Features

5 Bedrooms	700 sqft Kitchen/dining/living room
2 Bathrooms	Reception room
2,454 sq ft	Downstairs w.c
Driveway parking	West facing garden

About the property

A superbly presented and exceptionally spacious five bedroom family home providing extended living and entertaining space with a west facing rear garden.

On the ground floor there is a separate reception room with bay window, downstairs w.c and a fantastic kitchen/dining/living room measuring over 700 sq ft, with full-width, floor to ceiling glass doors opening on to a private west facing rear garden.

On the first floor there are three double bedrooms with a family bathroom and two further double bedrooms to the second floor sharing a second bathroom.

This house also benefits from off-street parking for two cars.

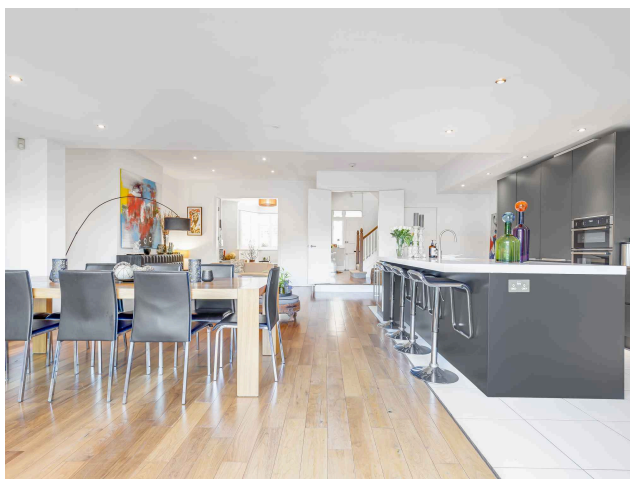
Location.

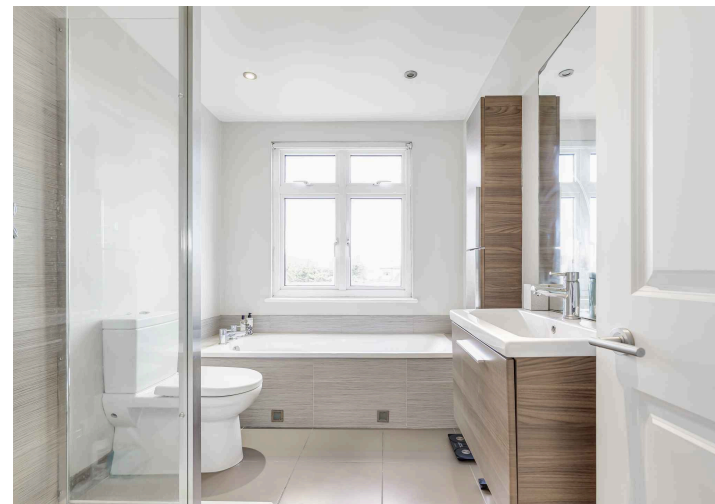
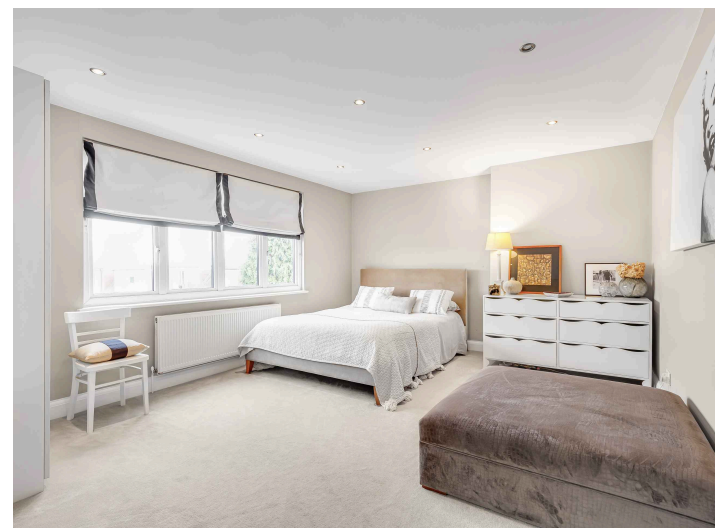
The property is located on the highly desirable Richmond Park Road, approximately 300 metres from East Sheen Town Centre which offers a wide range of shops (including Waitrose), restaurants and pubs.

Richmond Park, offering almost 2,500 acres of deer inhabited woodland is approximately half a mile away, where one can enjoy a whole host of activities including horse riding, golf, polo or simply taking a leisurely walk. Further nearby facilities include the Home Guard Private member's club and pool, the East Sheen Tennis and Squash club and the Roehampton Club.

There are a number of excellent schools in the area including East Sheen Primary, Sheen Mount, Thomson House, Tower House, Ibstock Place and St Pauls.

For those who commute both Barnes and Mortlake stations provide a service into Waterloo and Clapham Junction. There is also a good local bus service into Richmond and Putney Town Centres (both of which have the Underground).





Richmond Park Road

Approximate Gross Internal Area = 2454 sq ft / 228 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 171 sq ft / 15.9 sq m

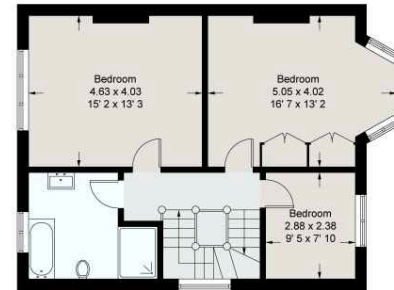
Total = 2625 sq ft / 243.9 sq m



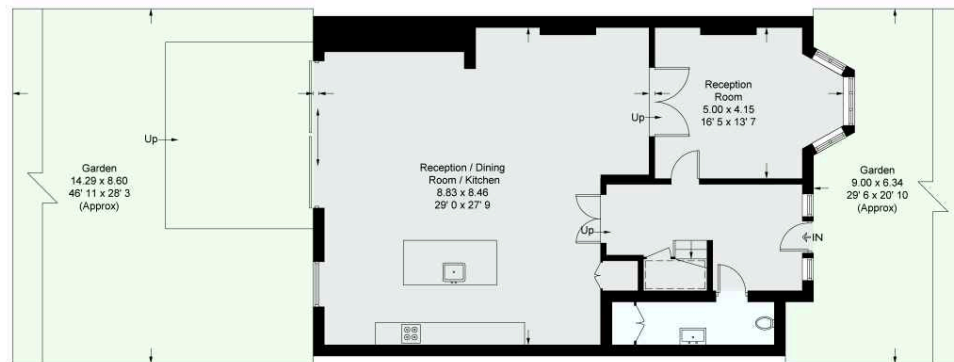
Reduced headroom below 1.5m / 5'0"



Second Floor
664 sq ft / 61.7 sq m
(Including Reduced Headroom)



First Floor
687 sq ft / 63.8 sq m



Ground Floor
1274 sq ft / 118.4 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(45-54) E		
(31-44) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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