



Stonehill Road, East Sheen, SW14 8RW. Freehold

RP
RANDALL PRICE



A superb detached Parkside family house with south facing garden.

Features

- . Detached house
- . 4 bedrooms
- . 2 bathrooms
- . Close to Richmond Park and Palewell Common
- . Driveway parking & garage

About this property

This light and beautifully proportioned property is located in a quiet and highly desirable Parkside road, 5 minutes' walk from Palewell Common, which includes tennis courts, playing fields and a children's playground, and very close to the Sheen Gate to Richmond Park. The property provides nearly 2,000 square feet of accommodation over 2 floors. The wide entrance hall sets the tone for the rest of the property, with its light and airy feel and generously proportioned reception rooms. The property boasts four bedrooms, a family bathroom and an ensuite bathroom to the first floor. It also benefits from solar panels on the south facing roof and battery storage. To the rear is a large, secluded south facing garden with a paved terrace and seating area. The front garden provides spacious off-street parking and side access.

The property also offers potential for considerable enlargement by way of a ground floor rear extension and a loft conversion, subject to the necessary consents.

Location

East Sheen is a suburban area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London and is bordered by the River Thames to the north and Richmond Park to the west.

One of the many attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London.

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, East Sheen Primary School, Tower House and St. Paul's School.

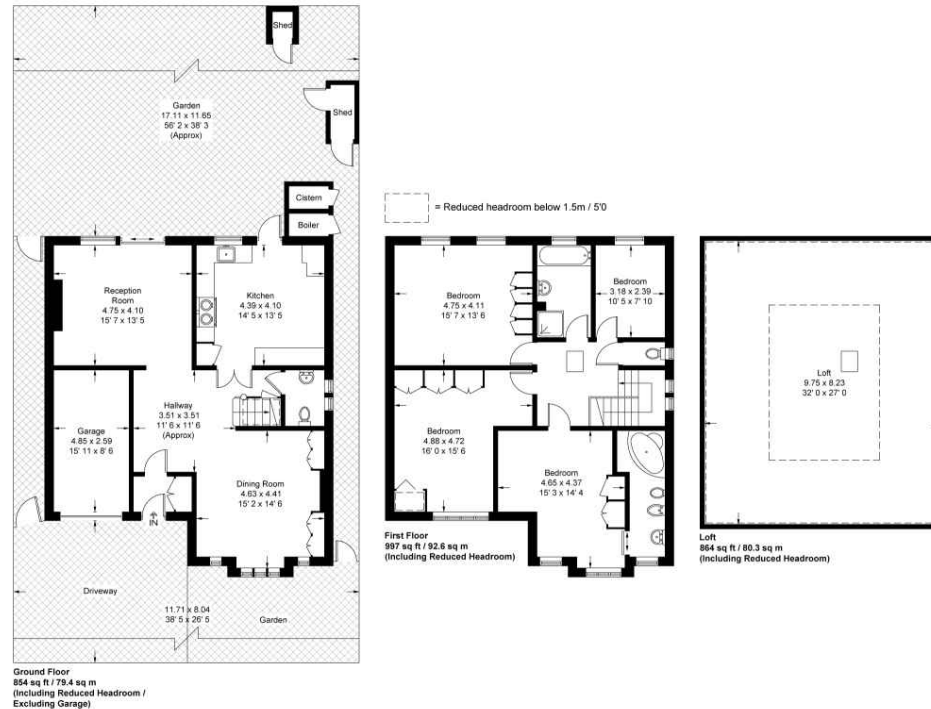
Transportation links in East Sheen are good, with Mortlake train station, several bus routes serving the area, and Richmond station providing access to the London Underground, Overground, and National Rail services.





Stonehill Road

Approximate Gross Internal Area = 1833 sq ft / 170.4 sq m
 (Excluding Reduced Headroom / Loft / Shed)
 Reduced Headroom / Loft = 882 sq ft / 81.9 sq m
 Garage = 136 sq ft / 12.6 sq m
 Shed = 17 sq ft / 1.6 sq m
 Cistern / Boiler = 25 sq ft / 2.3 sq m
 Total = 2893 sq ft / 268.8 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)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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