



Coval Road, East Sheen, SW14 7RW Freehold

RP
RANDALL PRICE



A high standard, exceptional period family home located on Parkside East Sheen.

Features

Period property
Semi-detached
Exceptional refurbishment

Four bedrooms
Open plan kitchen/diner
West facing landscaped garden

About the property

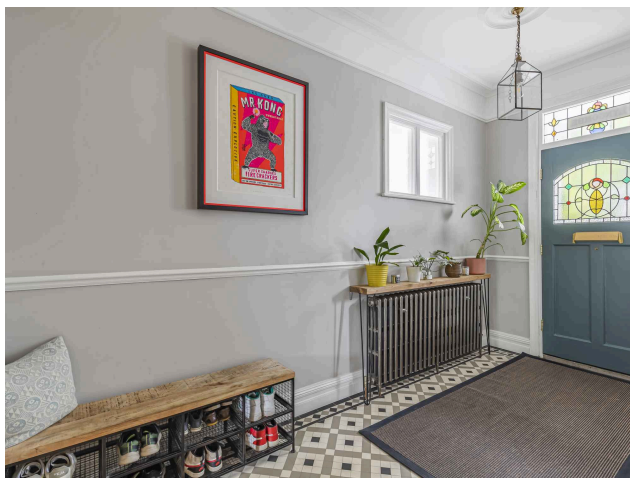
Having been comprehensively extended and refurbished circa 2 years ago to a high standard, this exceptional period family home now provides approximately 1,686 sqft of superbly appointed accommodation over three floors. Situated in a highly desirable residential area, within close proximity to all of the amenities of the vibrant East Sheen village and Richmond Park. At heart of the home is a stylish and spacious kitchen/dining/living area, with floor to ceiling glass doors that open onto a landscaped 62' west facing garden. The ground floor boasts a wealth of practical but aesthetically enjoyable choices for family life; separate w.c/laundry room and breakfast bar to name but a few.

Coval Road is arguably one of the finest and most desirable roads within East Sheen and is within walking distance to both Richmond Park and the river Thames. 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, East Sheen Primary School, Tower House.

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.





Coval Road

Approximate Gross Internal Area = 1602 sq ft / 148.8 sq m

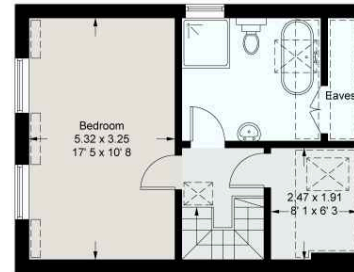
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 84 sq ft / 7.8 sq m

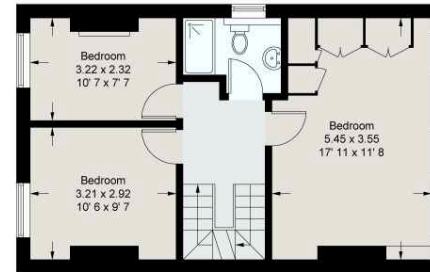
Total = 1686 sq ft / 156.6 sq m



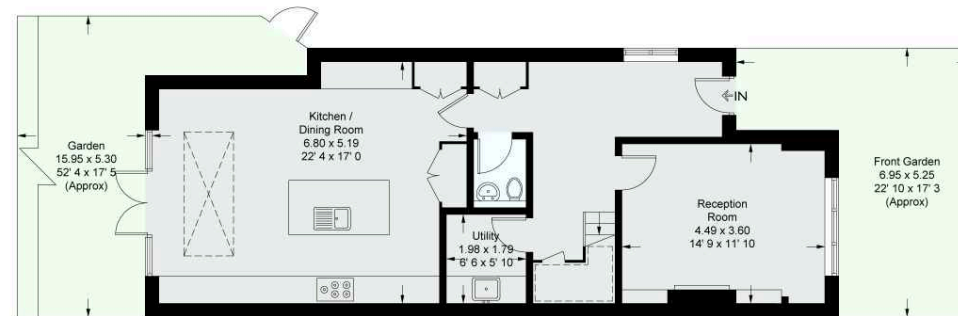
= Reduced headroom below 1.5m / 5'0"



Second Floor
411 sq ft / 38.2 sq m
(Including Reduced Headroom / Eaves)



First Floor
502 sq ft / 46.6 sq m



Ground Floor
773 sq ft / 71.8 sq m
(Including Reduced Headroom)

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		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	67	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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