



barnard marcus

**The Byeway, East Sheen London SW14 7NL**



**welcome to**

## **The Byeway, East Sheen London**

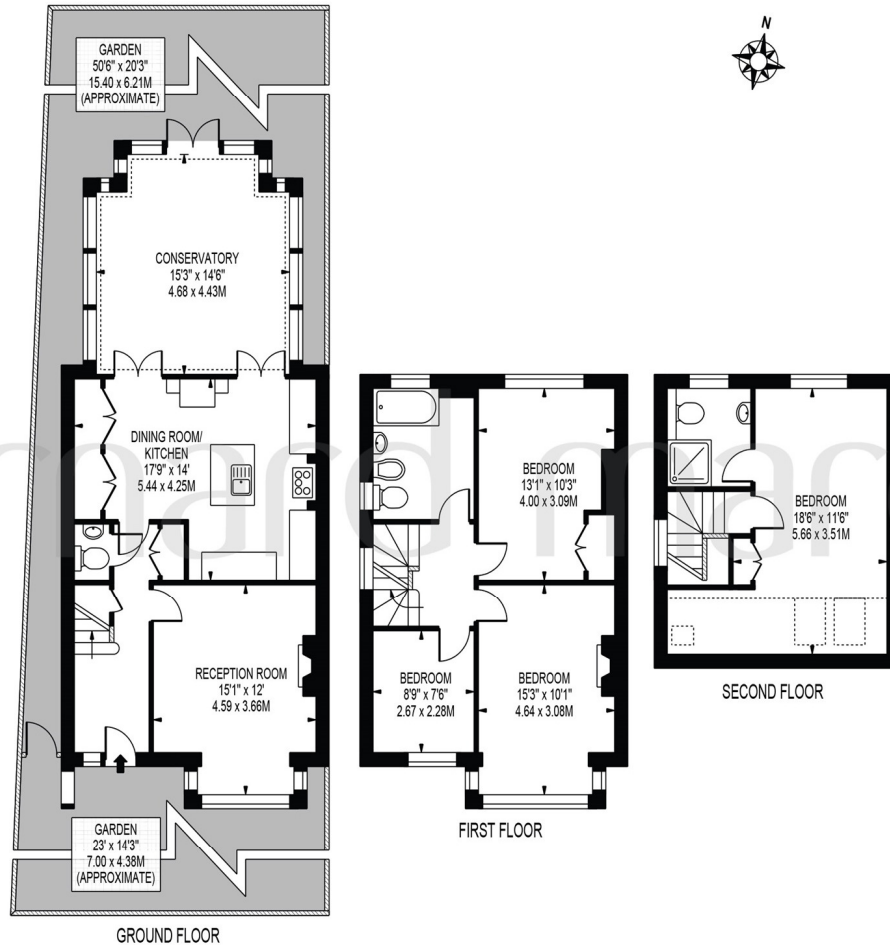
We are delighted to offer this semi detached 4 bedroom family home. Located in a quiet cul de sac, with easy access to the local high street and its many amenities. Transport links are close at hand. We believe this is great opportunity to acquire a super freehold family home at an attractive price.



## THE BYEWAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1500 SQ FT - 139.40 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 65 SQ FT - 6.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to offer this semi-detached 4 bedroom family home. Providing excellent accommodation, with an attractive reception room, kitchen dining room and conservatory overlooking the rear garden. 4 good sized bedrooms, one with ensuite shower room and family bathroom. Located in a peaceful cul de sac, easy access to the amenities of East Sheen and the transport links up to central London or beyond. On street parking is readily available.

We would recommend viewing this attractive house, to appreciate the value that is offered.

Freehold

Council Tax- F

EPC- E.

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## The Byeway, East Sheen London

- Semi Detached Family House
- 4 Double Bedrooms
- Kitchen/Dining Room
- Large Conservatory

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

**£1,195,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106121](https://barnardmarcus.co.uk/Property/SHN106121)



Property Ref:  
SHN106121 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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