



barnard marcus

**Shottfield Avenue, East Sheen, SW14 8EA**

  
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welcome to

## Shottfield Avenue, East Sheen

Offered for the first time in over 40 years, this semi-detached family home has great potential, with off street parking and a west facing garden. Neighbouring properties have had loft conversions with rear and side extensions to substantially enlarge the property.



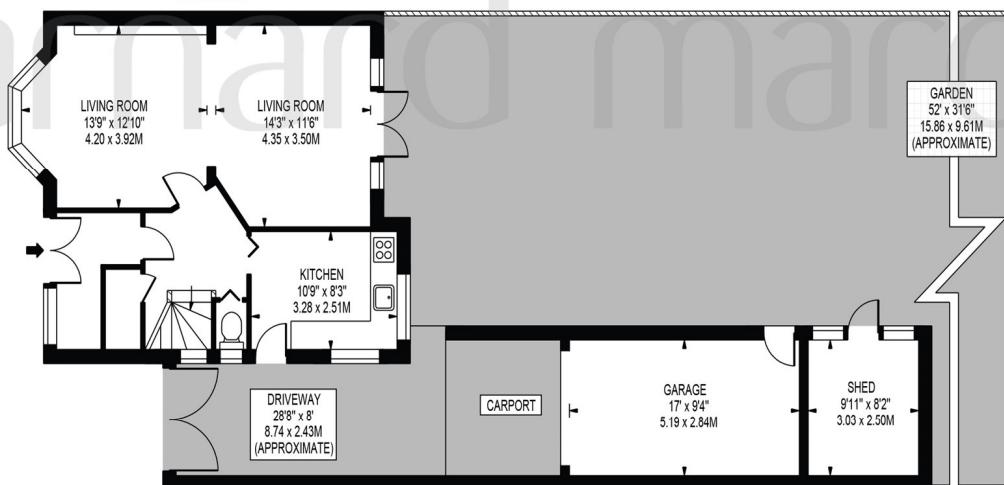
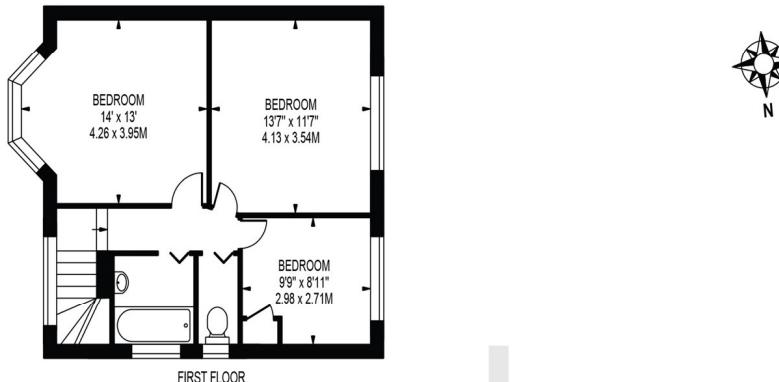
## SHOTFIELD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1104 SQ FT - 102.52 SQ M

(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 159 SQ FT - 14.74 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 82 SQ FT - 7.58 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 family home on the Parkside of East Sheen with potential for modernisation and enlargement. Boasting a generous West facing garden and off-street parking this is a great opportunity. Currently comprising Entrance porch and receiving hall, Double reception room and kitchen plus guest cloakroom. 3 bedrooms and bathroom. Outside there is off street parking for 2 cars, car port and garage plus garden shed. The property is located on a generous plot and as neighbouring houses have done, may be suitable for a loft conversion, rear and side extensions (stpp). The property is offered with no onward chain.

The house is located close to East Sheen Primary School and Richmond Park Academy. Palewell Common and Richmond Park are a short walk further. The nearest station is Mortlake; Barnes Common is about a 20-minute walk. There are regular local buses to Richmond and Putney.

Council Tax- F

EPC-

Tenure Freehold.

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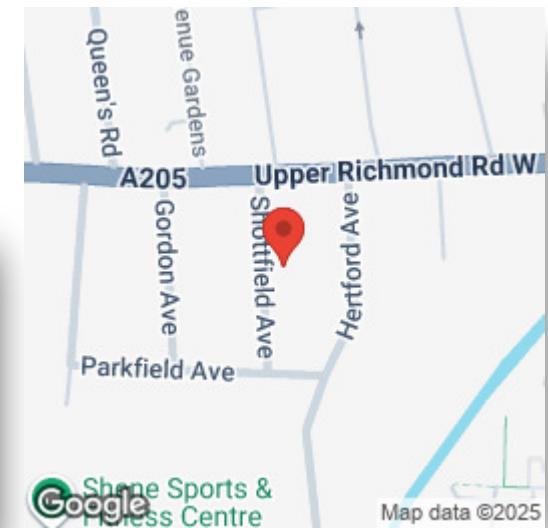
## Shottfield Avenue, East Sheen

- Semi Detached Parkside Family Home
- Potential for Extension and Loft Conversion
- Off Street Parking and West Facing Garden
- Currently 3 bedrooms
- Close to Primary and Secondary Schools

Tenure: Freehold EPC Rating: E

Council Tax Band: F

**£1,350,000**



**view this property online** [barnardmarcus.co.uk/Property/SHN105955](http://barnardmarcus.co.uk/Property/SHN105955)

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.



Property Ref:  
SHN105955 - 0006

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