



barnard marcus

Graemesdyke Avenue, East Sheen London SW14 7BJ



**barnard
marcus**

welcome to

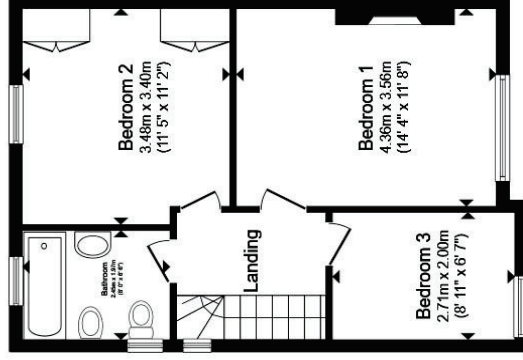
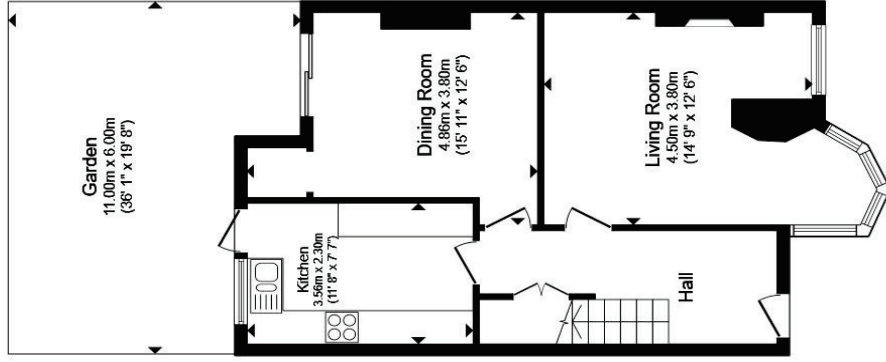
Graemesdyke Avenue, East Sheen London

A 3 Bedroom semi-detached family home with potential for a loft conversion and ground floor extension. West facing garden and offered with no onward chain.





This 3 bedroom semi-detached family home requires modernisation and offers the purchaser the chance to put their own stamp upon the property. Many properties in this popular road have had loft conversions to create the 4th bedroom and second bathroom, and this can be balanced with a rear ground floor extension. The property has a West Facing rear garden. The house is well positioned for access to local amenities such as Schools, Sheen Mount, and Holy Trinity are nearby. Mortlake station provides regular services to Waterloo and further afield. On the High Street there are many local cafes and restaurants plus national and local shops including Waitrose, Boots and Superdrug. Richmond Park with over 2000 acres of parkland and forests is around 1 mile away. The property is offered with no onward chain. Council Tax- F EPC. Freehold.



Ground Floor

First Floor

Total floor area 101.8 m² (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

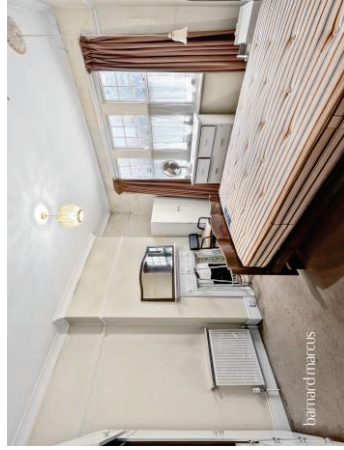
welcome to

Graemesdyke Avenue, East Sheen London

- 3 Bedroom Semi Detached House
- In need of modernisation
- West Facing Rear Garden
- Potential for Loft and Rear Extension
- No Onward Chain

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

£995,000



Please note the marker reflects the
postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
SHN106306 - 0005



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

020 8876 0152

EastSheen@barnardmarcus.co.uk

371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX

barnardmarcus.co.uk

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.