



# Medcroft Gardens

East Sheen, SW14

Offers Over £1,400,000

Situated on the desirable Parkside of East Sheen, this attractive five bedroom, two-bathroom end of terrace family home is located close to Richmond Park and the town centre.

Upon entry, a generous hallway welcomes you, with space for storage and a downstairs cloakroom. The spacious bay-fronted sitting room, has a feature fireplace and flows into the modern extended kitchen/breakfast room with underfloor heating. The large wooden conservatory offers a light and airy space, which is perfect for both entertaining and everyday living, with French doors leading to a secluded, partly walled low maintenance garden with side access.

The first floor continues to impress with two large and light bedrooms with built in wardrobes, a versatile good-sized single bedroom/study and a smart contemporary family bathroom. To the top floor is a wonderful sized loft conversion, offering two further double bedrooms, a second refitted modern bathroom, an abundance of eaves storage space and high ceilings.

Perfectly positioned near Sheen Mount Primary School, Sheen Common, The Plough and only 0.5 miles from Mortlake Station. Medcroft Gardens is a quiet road within a lovely neighbourhood and benefits from free on street parking.





# Medcroft Gardens

East Sheen, SW14

- Five bedrooms
- Parkside location
- Close to the centre of East Sheen
- Open plan living area
- Free on street parking
- Two bathrooms





**Tenure:** Freehold

**Local Authority:** London Borough of Richmond upon Thames

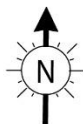
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

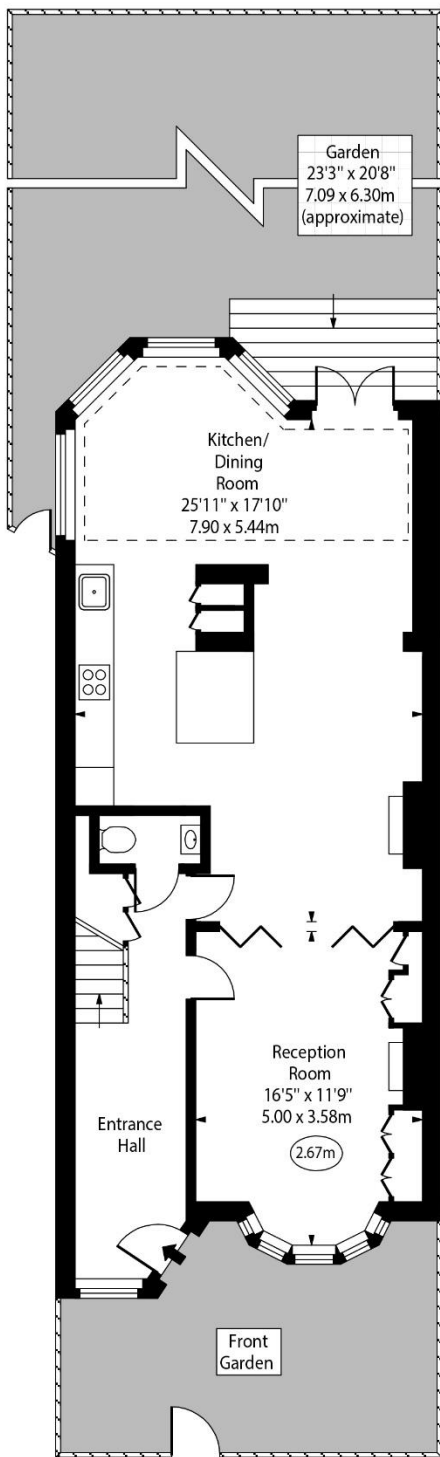
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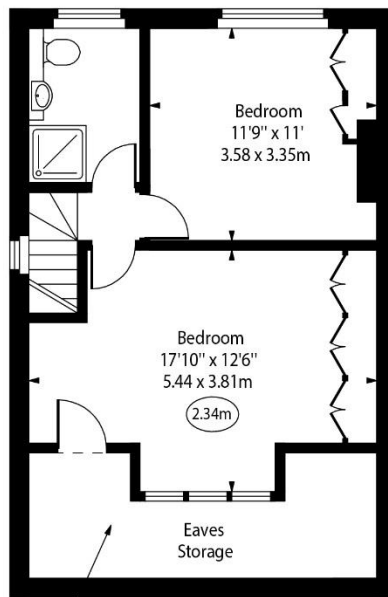
Medcroft Gardens,  
East Sheen, SW14



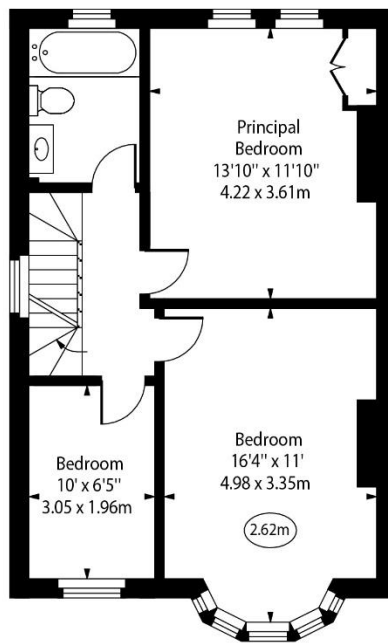
○ - Ceiling Height



Ground Floor



Restricted Height Area Second Floor



First Floor

Approx Gross Internal Area

1731 Sq Ft - 160.81 Sq M

Approx. Floor Area Including Restricted Heights

1831 Sq Ft - 170.10 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

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