



# Upper Richmond Road West

East Sheen, SW14

Asking Price £1,400,000

This is a beautifully finished five-bedroom family home, located close to East Sheen Primary School and the amenities of Sheen.

The ground floor boasts a separate family room to the front, convenient W/C, well thought-out utility room and a modern kitchen/dining/sun room that leads out to the fantastic garden

The first floor features three spacious double bedrooms and a contemporary family bathroom. Moving up to the second floor, you will find two additional bedrooms, one currently serving as a study, another bathroom, and ample eaves storage.

The property has been recently renovated and the owners' decision to incorporate a utility room in their refurbishment was a great idea. Storage is also in abundance throughout the property. The level of detail and thought throughout the lovingly decorated property is clear to be seen.

The house is located close to East Sheen Primary School, Mortlake Station (0.5 miles away), the parks of Sheen including Richmond Park and the shops, cafes and supermarkets in the town centre.



# Upper Richmond Road West

## East Sheen, SW14

- Five Bedroom
- Family Home
- Beautifully Finished Throughout
- Recently Renovated
- Utility Room
- Close to East Sheen Primary School





**Tenure:** Freehold

**Local Authority:** Richmond upon Thames

**Council Tax Band:** F

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

**Chestertons East Sheen Sales**

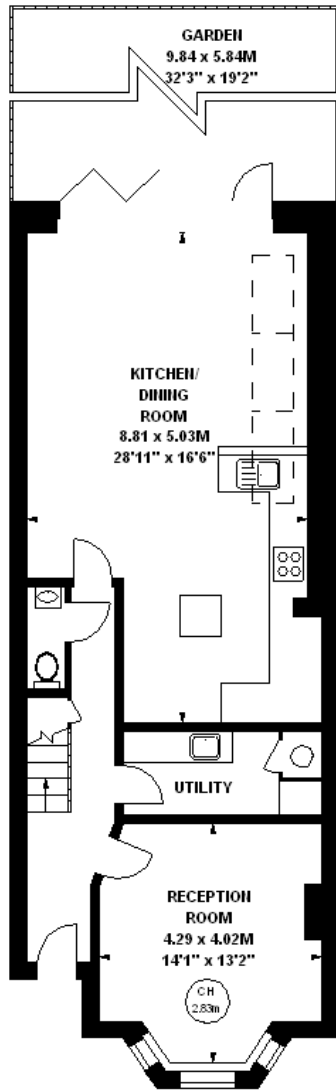
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## Upper Richmond Road West, SW14

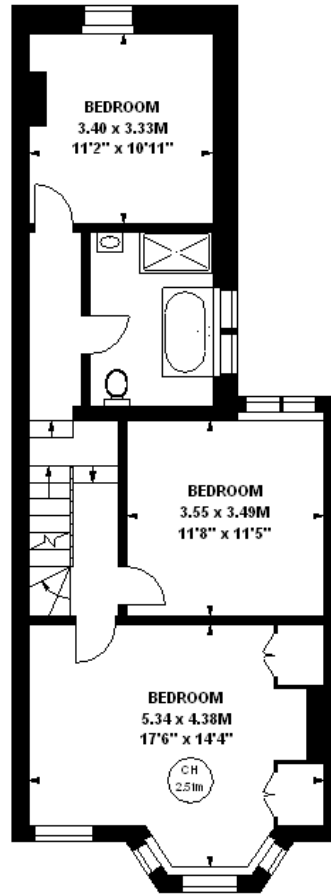
Approximate gross internal area  
 190.26 sq m / 2048 sq ft  
 (Including Eaves Storage)  
 Eaves Storage  
 12.54 sq m / 135 sq ft



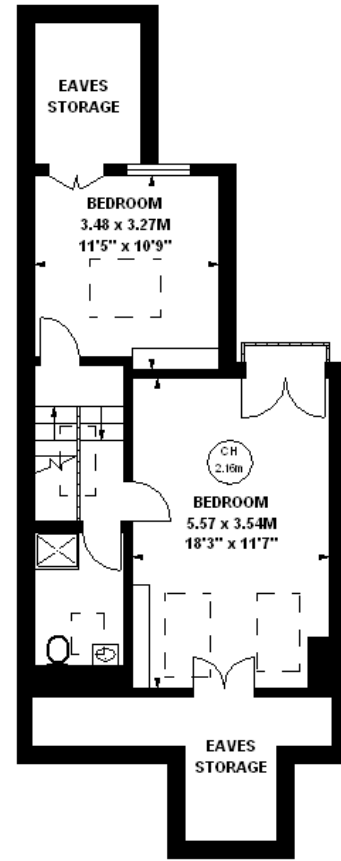
Key :  
 CH - Ceiling Height



**Ground Floor**  
 799 sq ft



**First Floor**  
 675 sq ft



**Second Floor**  
 439 sq ft

Illustration For Identification Purposes Only. Not To Scale  
 \*Floorplan Drawn According To RICS Guidelines  
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