



East Sheen Avenue  
East Sheen, SW14

CHESTERTONS





A wonderful house that features stunning Edwardian Arts and Crafts architectural detailing including large square bays, balconies, and ornate detailing.

The rear of the house has been expertly extended to provide a large kitchen, dining and family room that is filled with natural light. This large room looks onto the fully landscaped garden providing a decked area, circular lawn and a beautiful pond with water feature that screens a garden studio.

Further accommodation on the ground floor includes a reception room with decorative fireplace, downstairs WC, large utility area and a pantry off the kitchen.

There are three double bedrooms and two bathrooms on the first floor, the principal bedroom having a delightful en-suite, dressing area and access onto the balcony. The top floor features two further bedrooms both with direct access onto the third bathroom.

East Sheen Avenue is one of East Sheen's most premier roads and is only a five-minute walk from Palewell Common and ten minute walk to Richmond Park. Nearby schooling includes Sheen Mount, East Sheen Primary, Tower House and Ibstock.

- Semi-detached House
- Five Bedrooms
- Two Reception Rooms
- Large Garden
- Parkside location

Asking Price £2,500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(100-91) A			
(91-81) B			81
(81-65) C			
(65-55) D		62	
(55-45) E			
(45-35) F			
(35-15) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

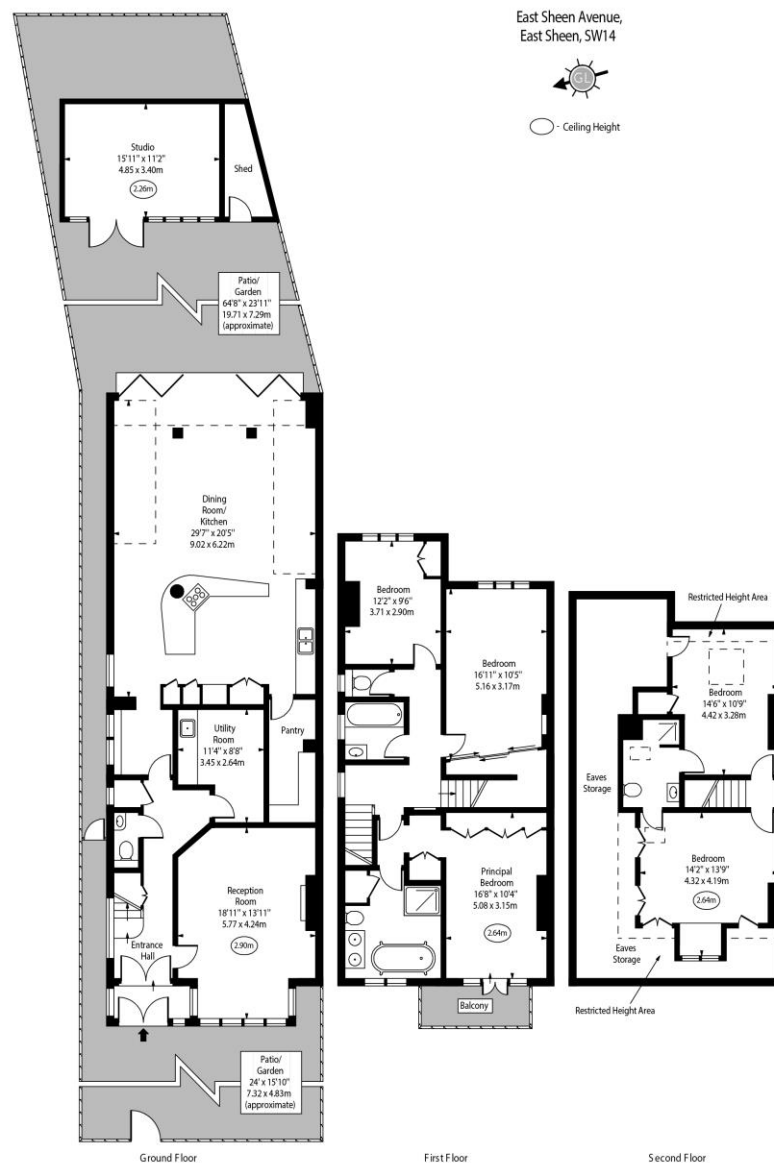
**Tenure:** Freehold

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

**Council Tax Band:** G

**Chestertons East Sheen Sales**

254A Upper Richmond Road West  
East Sheen  
London  
SW14 8AG  
sheen@chestertons.co.uk  
020 8104 0580



Approx Gross Internal Area	2552 Sq Ft - 237.08 Sq M
(Excluding Studio/ Shed)	
Approx. Floor Area Including Restricted Heights	2828 Sq Ft - 262.72 Sq M
(Including Eaves Storage)	
(Excluding Studio/ Shed)	
Approx. Floor Area Including Restricted Heights	3048 Sq Ft - 283.16 Sq M
(Including Eaves Storage & Studio/ Shed)	
For Illustration Purposes Only - Not To Scale	
www.goldens.co.uk	
Ref. No. 026513E	

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