



# Sheen Lane

## East Sheen, SW14

Asking Price £3,650,000

An impressive family home situated close to the entrance to Richmond Park and the amenities of East Sheen.

On the ground floor you are presented with a spacious entrance hall that leads to two separate reception rooms, one with French doors leading to the garden. The ground floor also compromises of a separate dining room, a garage and an open plan kitchen and utility room.

You are able to access the spacious family garden not only through the reception but the open plan kitchen as well.

The first floor has four bedrooms with two bathrooms and a shower room, one of which an en-suite to the master bedroom. The second floor has a further bedroom with a bathroom and plenty of eaves storage.

Positioned on this popular Parkside location, the house is ideally located in relation to all of the amenities found in East Sheen. In particular, the house is close to the banks of the River Thames with walks to Kew Gardens & Barnes. Mortlake station, with services in to central London is within walking distance. Richmond and the surrounding areas are home to a large number of first class schools, including East Sheen Primary, Sheen Mount Primary, Thomson House & Tower House.



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- A substantial family home on East Sheens Parkside
- Six bedrooms
- Sweeping gated driveway
- Garage
- 94ft rear garden
- Moments from Richmond Park



**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Richmond upon Thames  
**Council Tax Band:** H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(70-80) C		
(55-68) D	60	75
(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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## Sheen Lane, SW14

Approximate gross internal area

382.75 sq m / 4120 sq ft

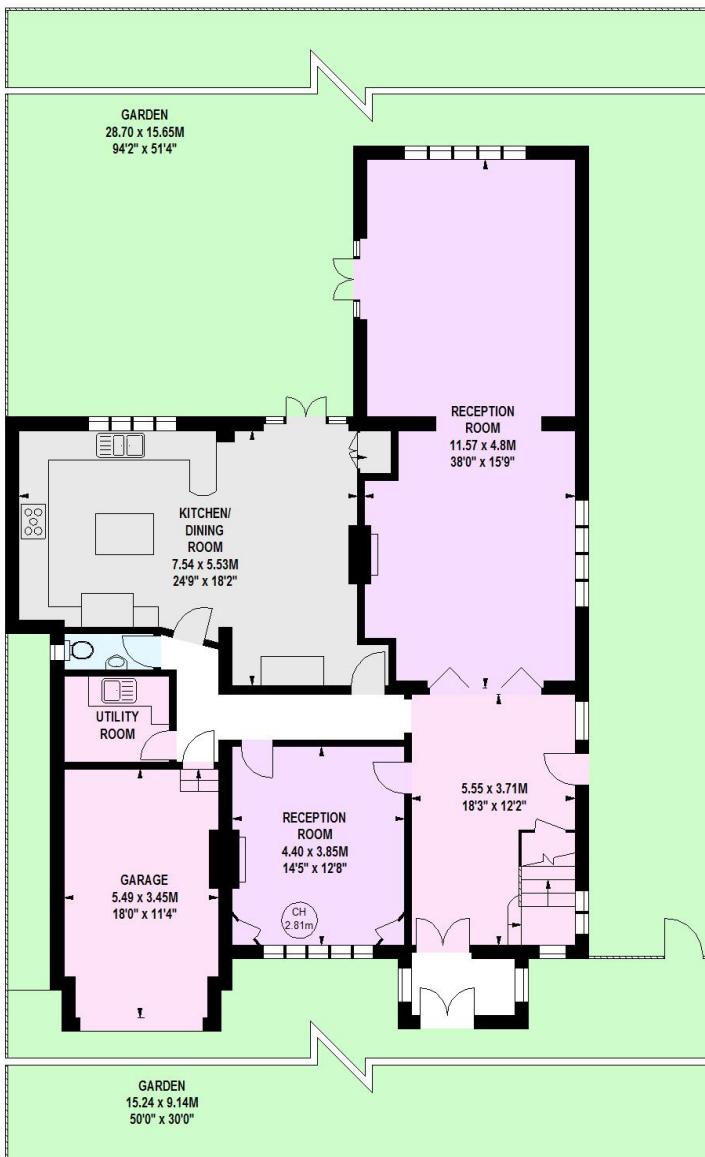
(Including Eaves Storage)

Eaves Storage

42.55 sq m / 458 sq ft



Key :  
CH - Ceiling Height



1843 sq ft  
Ground Floor



1559 sq ft  
First Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
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