



**JAMES
ANDERSON**













FOR SALE

£1,650,000

Temple Sheen Road, London, SW14

VIEWINGS FROM SATURDAY 13TH JANUARY - Strictly by appointment only

A truly unique four bedroom family home with a separate garage within walking distance to Sheen Mount Primary School. The property is arranged over three floors with the spacious ground floor comprising a family/living room to the front of the home with dual aspect and wooden flooring, a separate dining room and a fully equipped eat-in kitchen with bi-doors to the rear garden. Over the first and second floor are three double bedrooms, a single bedroom, family bathroom with separate shower and a further shower room. The house also benefits from a downstairs cloakroom and a single garage which is accessed from Observatory Road. The property is just 0.2 miles from Sheen Mount Primary School and is also within walking distance to East Sheen town Centre, Richmond Park, Palewell Common and Mortlake Train Station (25 mins to London Waterloo). Further benefits from being circa 30-40 minutes drive to Heathrow Airport.

-  Four Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Open Plan Kitchen / Living
-  Freehold | EPC | Council Tax G
-  Mortlake Station (Zone 3)
-  Sheen Mount Primary School Catchment
-  Parkside Location
-  Private Garage
-  No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Temple Sheen Road

Approximate Gross Internal Area = 1893 sq ft / 175 sq m

(Including Reduced Headroom / Eaves / Garage)

Reduced Headroom / Eaves = 49 sq ft / 4.6 sq m

Garage = 194 sq ft / 18 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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