



**JAMES
ANDERSON**



FOR SALE

£1,695,000

Deanhill Road, London, SW14

A beautiful four-bedroom semi-detached family home with a generous 60 ft (approximately) rear garden and off-street parking, well positioned in a very highly regarded cul de sac location on the park side of East Sheen. This property has been extensively remodelled and improved with a striking blend of modern styling, whilst retaining many of the original period features. The accommodation is arranged to provide a separate bay fronted reception room, a beautiful open plan kitchen / living area with bespoke kitchen units around a central island and integrated appliances, sliding doors out to the rear garden. On the first floor there are three bedrooms, a family bathroom and stairs to the converted loft which comprises a further bedroom and en-suite. There is also off-street parking, a summer studio and potential to further develop the loft subject to the usual local authority consents. The location of Deanhill Road is superb, within a short walk East Sheen High Street, Mortlake Train Station, Sheen Mount Primary school and the Sheen Gate into Richmond Park.

-  Four Bedrooms
-  Two Bathrooms
-  One Reception Room
-  Extended Kitchen / Living Area
-  EPC Rating D
-  Mortlake Station
-  Sheen Mount Primary School
-  Quiet Cul-De-Sac Location
-  Off Street Parking
-  No Onward Chain



Deanhill Road



Approximate Gross Internal Area
 Reduced Headroom / Eaves = 181 sq ft / 16.8 sq m
 Shed = 120 sq ft / 11.2 sq m
 Total = 1841 sq ft / 171.1 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

