



Derby Road
East Sheen, SW14

CHESTERTONS





*Some photos are virtually furnished.

An exceptional opportunity to own this six-bedroom house built only five years ago, nestled in the highly sought-after Parkside area of East Sheen.

The lower ground floor offers a versatile family room that can adapt to your needs, along with a guest bedroom, study, shower room, and utility room, making it perfect for both relaxation and functionality. On the ground floor, you'll find a separate reception area at the front of the property, while the rear boasts a spacious open-plan kitchen, dining, and family room that seamlessly flows into a west-facing garden through elegant sliding doors. A convenient WC and coat storage are also included on this level. The bespoke German kitchen is a culinary dream, featuring quartz worktops, Miele appliances, ample storage, and a designated outdoor barbecue area. The west-facing garden provides a tranquil outdoor space, and the property includes off-street parking for one car at the front, along with bike and bin storage.

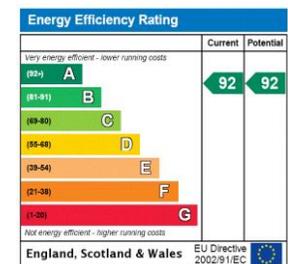
Ascend to the first floor to discover three generously sized double bedrooms and a family bathroom complete with a separate shower – ideal for families or guests. The top floor is a stunning master suite featuring a private balcony overlooking the garden, a walk-in wardrobe, and a luxurious en-suite bathroom equipped with both a bath and shower. The bathrooms showcase premium fixtures including Hans Grohe shower units and Roca baths, complete with thoughtful amenities like heated towel rails and demister pads.

This home is not only beautifully designed but also built with cutting-edge technology and sustainable features including a steel-framed structure offers durability and soundproofing. Energy efficiency is at the forefront, with extensive insulation, a state-of-the-art MVHR system, and solar panels that significantly lower running costs. The interior also includes high-quality materials, from hardwood stairs with atmospheric lighting to engineered oak flooring and Italian tiles in the kitchen and bathrooms.

This stunning four-story home has been meticulously designed for modern living, blending luxury and comfort, making it the perfect family home in a desirable location. Located conveniently near Sheen Mount School, The Victoria Pub, Sheen Common, and the picturesque Richmond Park.

- Parkside
- Semi-detached House
- Six Bedrooms
- Modern
- West-facing Garden
- Off-street Parking
- Close to Sheen Mount Primary School

Asking Price £1,750,000



Tenure: Freehold

Local Authority: Richmond upon Thames

Council Tax Band: G

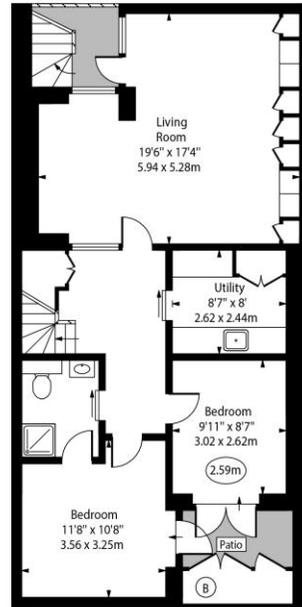
Chestertons South West Prime Sales

23a Friars Stile Road
 Richmond
 Surrey
 TW10 6NH
 swprime@chestertons.co.uk

Derby Road,
East Sheen, SW14



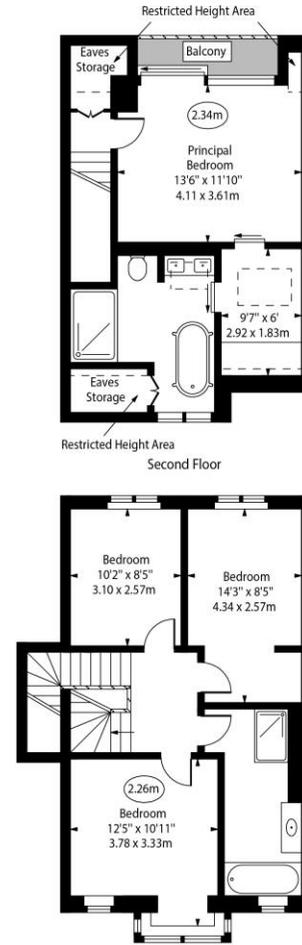
○ - Ceiling Height



Lower Ground Floor



Ground Floor



First Floor

Approx Gross Internal Area 2417 Sq Ft - 224.54 Sq M
 Approx. Floor Area Including Restricted Heights (Including Eaves Storage) 2455 Sq Ft - 228.07 Sq M

For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
 Ref. No. 019364E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable