



**JAMES  
ANDERSON**



## FOR SALE




**£1,500,000**

Coval Road, London, SW14

A beautifully presented home offers the perfect balance of stylish entertaining space and practical family living on the 'Parkside' of East Sheen.

On the ground floor, you'll find a separate front reception room with a working gas fireplace and a guest w/c, To the rear, a stunning extended kitchen/family room provides the heart of the home, complete with bi-folding doors that open directly onto the rear garden which is ideal for indoor-outdoor living. The first floor comprises two generous double bedrooms, a further single bedroom, and a large family bathroom. The extended loft hosts two further bedrooms served by a shower bathroom and excellent storage built into the eaves.

The house is situated on the 'Parkside' of East Sheen just moments away from Sheen Mount Primary School and Sheen Common which leads to the incredible Richmond Park. One can find a range of independent boutiques, coffee shops and restaurants on the East Sheen high street whilst Mortlake Railway Station, providing a service to Clapham Junction and Waterloo, is just over half a mile away.

-  Five Bedrooms
-  Two Bathrooms
-  Separate Reception Room With Feature Fireplace
-  Extended Kitchen / Dining Space
-  Freehold | Council Tax Band F | EPC Rating TBC
-  0.6 Miles To Mortlake Station (ZONE 3)
-  Sheen Mount Primary School Catchment
-  Parkside Location
-  Large Rear Garden
-  In Excess of 1,700 Sqft



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020 8876 6611

# Coval Road

Approximate Gross Internal Area = 1724 sq ft / 160.2 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 78 sq ft / 7.3 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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