



West Temple Sheen, London, SW14 7RT. Freehold

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An exceptional 5 bedroom, 2,800 sqft, parkside family home close to Sheen Common.

Features

2,817 sqft	5 Bedrooms
Open plan kitchen/dining/living area	3 Bathrooms
Reception room	Landscaped gardens
Play room	Driveway parking

About the property

This superb family residence provides light and lateral living and entertaining space and is perfectly located for family life, being on the doorstep of great local schools and open green spaces.

The accommodation comprises, to the ground floor; a large reception hall, reception room with wonderful floor to ceiling bay window, large open-plan kitchen/dining/living area with Crittall doors opening onto a striking landscaped and secluded rear garden. There is also a play room, utility/laundry room, w.c and a useful store room.

The first floor provides four bedrooms and three bathrooms; the principal bedroom featuring a luxurious en-suite shower room and extensive built in wardrobes, while the spacious converted attic provides a superb study/bedroom five.

There is also off street parking to the front of the property with secure gated side access.

Situated on the exclusive West Temple Sheen, approximately half a mile from the East Sheen town centre with its wide range of shops, restaurants and of course Waitrose. The excellent shopping, recreational and transport facilities offered by the historic town of Richmond are approximately 0.75 miles away.

There are many excellent schools in the general vicinity including Sheen Mount Primary School, Kings House, The Old Vicarage, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools.

The area also boasts numerous leisure and sporting facilities including Ham Polo Club, The Roehampton Club, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club, as well as the 2,300 acres of Richmond Park.





West Temple Sheen

Approximate Gross Internal Area = 2817 sq ft / 261.8 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 346 sq ft / 32.1 sq m
 Total = 3163 sq ft / 293.9 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
*Very energy efficient - lower running costs			
70-92 (A)	A		82
69-70 (B)	B		
65-68 (C)	C	73	
61-64 (D)	D		
55-60 (E)	E		
45-54 (F)	F		
35-44 (G)	G		
*Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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