



Stonehill Road, East Sheen, London. SW14 8RW. Freehold





A substantial 4 double bedroom Parkside residence with a large south facing garden.

Features

2,400 sqft
4 double bedrooms
2 bathrooms
2 Reception rooms

Driveway parking and garage
Large South facing garden
Planning consent to extend

About the property

Situated on the highly desirable Stonehill Road, close to the Sheen Gate to Richmond Park, this substantial and spacious family home offers well-planned, lateral accommodation over 2 floors and benefits from a particularly large south facing rear garden and planning consent to extend to the rear and side/first floor.

The accommodation comprises; reception Hall, two large reception rooms, playroom, kitchen/breakfast room, w.c. and utility room.

On the first floor are 4 double bedrooms, one with enuite bathroom and dressing room and a family bathroom.

Outside to the rear is a large, mature and private south facing garden. To the front of the house the garden is part hard landscaped and part rose garden along with driveway parking for 2 cars and a garage.

East Sheen is a residential area located in the London Borough of Richmond upon Thames. It is situated approximately 8 miles southwest of central London, approximately 2.5 miles from Putney Bridge and access to the M4 is 1.5 miles away. Bordered by the River Thames to the north and Richmond Park to the south, East Sheen is a desirable location for those seeking a more relaxed lifestyle with easy access to central London and an abundance of green spaces.

One of the main attractions of East Sheen is its proximity to Richmond Park, which covers an area of over 2,300 acres and is the largest of the Royal Parks in London. In addition to Richmond Park, East Sheen has several other green spaces, including Palewell Common and Sheen Common, both of which offer opportunities for outdoor activities and relaxation.

Transportation links in East Sheen are good, a short walk to Mortlake train station, several bus routes serving the area and Richmond station providing access to the London Underground, Overground, and National Rail services giving direct access into the City.

East Sheen has a thriving high street, which is home to a range of shops, cafes, restaurants, and gastro pubs. There are also several supermarkets, including Waitrose and Tesco.

The area is known for its excellent schools, both state and private.





Stonehill Road

Approximate Gross Internal Area = 2399 sq ft / 222.9 sq m
(Including Garage)



Ground Floor
1027 sq ft / 95.4 sq m
(Including Garage)



First Floor
1070 sq ft / 99.4 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] | | | |
| A | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | | |
| D | 55-68 | | 70 |
| E | 39-54 | | |
| F | 21-38 | 34 | |
| G | 1-20 | | |
| [Not energy efficient - higher running costs] | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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