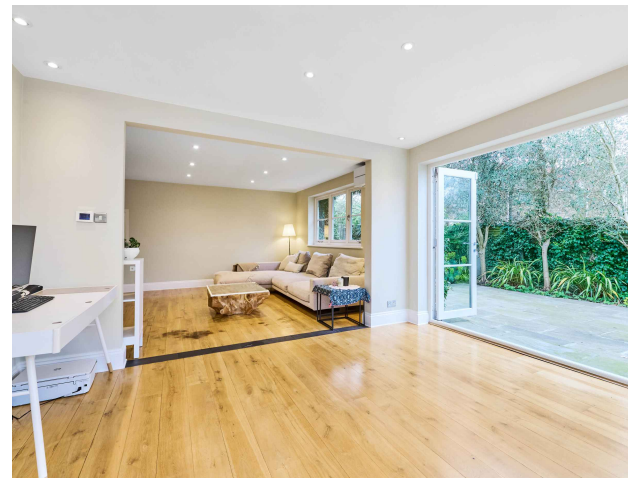




West Temple Sheen, London, SW14 7AP. Freehold





An outstanding detached Parkside home with situated within 150m of Sheen Common.

Features

Detached family house	3,700 sqft
2 Reception rooms	West facing garden
5 bedrooms	Detached self-contained annex
3 Bathrooms	Off street parking

About the property

Located just moments away from Sheen Common with Richmond Park beyond, and situated in a quiet exclusive Parkside road, this rare modern property offers in all approximately 3,700 sqft of spacious and beautifully finished accommodation arranged over 3 floors.

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

The accommodation features a central reception hall, double reception room and large open-plan kitchen/dining room with full width glazed doors opening onto a secluded west facing rear garden, which features a 600 sqft self-contained annex.

To the first and second floors are 5 bedrooms and three bathrooms. The principal bedroom features a luxurious en-suite bathroom and extensive built in wardrobes.

The property benefits from wood flooring throughout, digitally controlled (and app based) heating and air conditioning (the latter on ground and first floors), Verisure security system, including cameras and motion detectors.

Situated on the corner of West Temple Sheen and Monroe Drive, 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 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 = 2541 sq ft / 236.1 sq m
(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 545 sq ft / 50.6 sq m

Studio = 615 sq ft / 57.1 sq m

Store = 15 sq ft / 1.4 sq m

Total = 3716 sq ft / 345.2 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
More energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



- 0208 087 3545
- info@randallprice.co.uk
- www.randallprice.co.uk
- Suite 410, Parkway house, Sheen Lane, London, SW14 8LS

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