



JAMES
ANDERSON



FOR SALE

£925,000

Clifford Avenue, East Sheen, SW14

» VIRTUAL VIEWING AVAILABLE ON REQUEST «

An extremely well presented four bedroom end terraced family home. The property has recently been refurbished to a high standard with Italian Chandeliers, Neff appliances in the kitchen and triple glazed windows to the front of the house. The accommodation is arranged over three floors, the ground floor comprises of entrance hall, front reception room with bay window and feature fireplace, study and a large open plan kitchen/dining/family room with bi-folding doors leading out to the private rear garden. The first floor offers two double bedrooms, a single bedroom and family bathroom. To the top floor is the principal bedroom with en-suite bathroom and walk in wardrobe. The property further benefits from a garage and off street parking to the rear of the property. Clifford Avenue is in Mortlake close to Mortlake station and East Sheen High Street with its many shops and restaurants. Richmond Town Centre and the gates to Richmond Park are also close by.



Four Bedrooms



Two Bathrooms



Front Reception Room



Kitchen/Dining/Family Room



Energy Efficiency Rating C



Mortlake Station



Excellent Local Schools



Convenient Location



Garage & Off Street Parking



End Of Terrace



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Clifford Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1921 SQ FT 178.4 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	79
England & Wales	EU Directive 2002/91/EC	

