



**JAMES
ANDERSON**



FOR SALE

£2,500,000

Stonehill Road, London, SW14

An exceptional four bedroom detached house situated on the park side of East Sheen and just moments from Richmond Park. The property has been thoughtfully extended and remodelled to create a sensational and functional family home. The property features a large open extended kitchen/family room that is ideal for entertaining, a landscaped south facing rear garden and off-street parking for several cars. The ground floor living space offers a wide entrance hallway, downstairs cloakroom, a bay fronted lounge with working log burner, a large separate utility / larder, and an extended kitchen/ family room equipped with a new Harvey Jones kitchen, high-end appliances and two additional log burners ideal for those winter evenings. The first floor comprises four generous bedrooms and two bathrooms (one ensuite). There is an attractive front garden with off street parking for two cars and a landscaped rear garden with a storage shed and useful side-access. There is also potential to extend the property to create additional bedrooms in the loft subject to the usual consents.

Stonehill Road is an exclusive road on the Parkside of Sheen within a few hundred yards of the Sheen Gate to Richmond Park. Mortlake Railway Station 0.7 miles away and provides a frequent service to Clapham Junction and Waterloo station. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place and numerous first rate State Primary Schools. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, a host of golf courses as well as the vast open spaces of Richmond Park



Four Bedrooms



Two Bathrooms



Three Reception Rooms



New Kitchen With Appliances



Freehold | EPC D | Council Tax Band H



Mortlake Station (24 minutes to Waterloo)



Excellent Schools Nearby



Parkside Location



Detached House & South Facing Garden



POTENTIAL TO EXTEND (STPP)

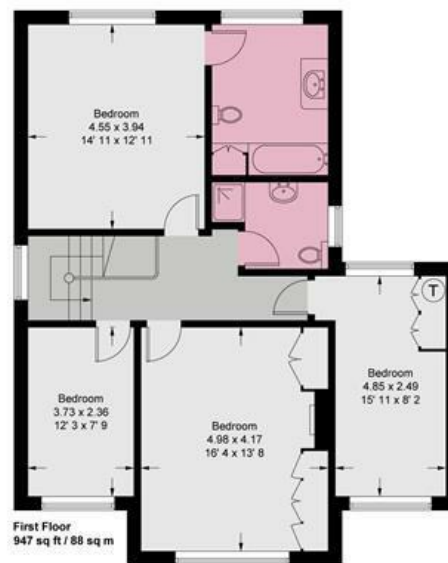


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Stonehill Road

Approximate Gross Internal Area = 2439 sq ft / 226.6 sq m
 Shed = 67 sq ft / 6.2 sq m
 Total = 2506 sq ft / 232.8 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			
(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			
England & Wales	EU Directive 2002/91/EC	66	78

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			
England & Wales	EU Directive 2002/91/EC		

