



**JAMES  
ANDERSON**



**FOR SALE**

**£1,350,000**

Coval Road, London, SW14

A wonderful semi-detached four bedroom family home arranged over three floors with a large rear garden. This spacious and bright property comes to the market for the first time over 19 years. The property retains many charming period features including feature fireplaces and high ceilings. The accommodation is arranged to offer four bedrooms, two bathrooms (one en-suite), a separate reception, an open plan kitchen / dining room and conservatory with doors out to a pretty rear garden. There is also potential to further extend the property at the ground floor subject to the usual local authority consents. The house is situated on the 'park side' of East Sheen just moments away from Sheen Mount Primary School and Sheen Common which leads to the incredible Richmond Park. One can find a range of independent boutiques, coffee shops and restaurants on the East Sheen high street whilst Mortlake Railway Station, providing a service to Clapham Junction and Waterloo, is just over half a mile away.



Four Bedrooms



Two Bathrooms



One Reception Room



Kitchen / Dining Room



Freehold | EPC (TBC) | Council Tax Band G



Mortlake & North Sheen Train Stations



Sheen Mount Primary School Catchment



Park Side Location



Potential To Extend Further (STPP)



59ft Rear Garden



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

020 8876 6611

# Coval Road

Approximate Gross Internal Area = 1369 sq ft / 127.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 122 sq ft / 11.3 sq m  
 Total = 1491 sq ft / 138.5 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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