



**JAMES
ANDERSON**



FOR SALE

£1,250,000

Temple Sheen Road, London, SW14

Viewings from Saturday 28th September - please call to book

HUGE POTENTIAL TO EXTEND - GARAGE - SOUTH FACING GARDEN - NO CHAIN

A rarely available end of terrace family home situated in the sought-after Temple Sheen Road, just moments away from Sheen Mount school and Sheen Common. This is a much loved family house with accommodation arranged over two floors comprising a wide entrance hall with a separate w/c, three bedrooms, one family bathroom, a good sized kitchen, a through reception room and a conservatory that opens onto the garden. Further benefits include off street parking, a garage and home office nestled at the bottom of a fantastic south facing rear garden. Potential to extend the existing accommodation exists subject to the usual local authority consents.

Temple Sheen Road is within a hundred yards of Sheen Mount school and the main East Sheen shopping centre is approximately a third of a mile away, whilst Mortlake Railway Station, providing a service to Clapham Junction and Waterloo, is just over half a mile away.



Three Bedrooms



One Bathroom



Through Reception Room



Kitchen & Separate Dining Room



Freehold | EPC D | Council Tax F



Mortlake Train Station (ZONE 3)



Sheen Mount Primary School Catchment



Parkside Location



South Facing Garden & Garage



Wide Plot With Off Street Parking & Potential To Extend (STPP)

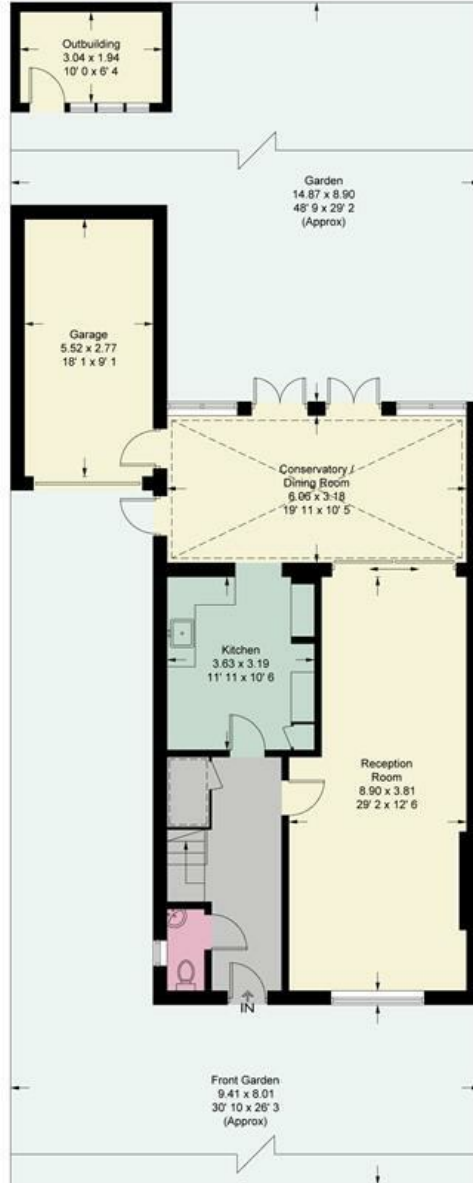


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

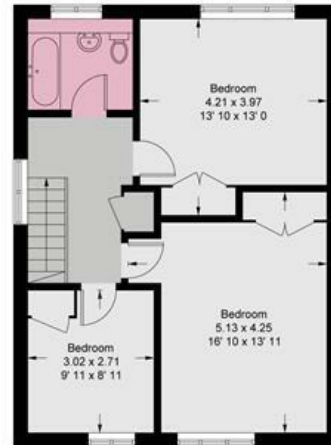
020 8876 6611

Temple Sheen Road

Approximate Gross Internal Area = 1617 sq ft / 150.3 sq m
 (Excluding Reduced Headroom / Including Garage)
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Outbuilding = 63 sq ft / 5.9 sq m
 Total = 1692 sq ft / 157.3 sq m



Reduced headroom below 1.5m / 5'0"



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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	

