



**JAMES
ANDERSON**



FOR SALE











£1,385,000

The Byeway, London, SW14

A gorgeous, fully extended four bedroom, two bathroom semi-detached period house located in a favoured cul-de-sac road. This lovely home features a gorgeous open plan kitchen/ breakfast room, wonderful loft conversion providing a superb principal bedroom suite and a 56ft rear garden. The house also offers high ceilings, plentiful fitted storage, double glazing, utility area, modern bathrooms and under floor heating throughout the ground floor. The living space provides hallway with fitted under-stairs storage, cloakroom/W.C., bay fronted lounge with fireplace, separate utility room and a modern kitchen/breakfast room with central island, integrated appliances and sliding doors onto the garden. The first floor comprises three good sized bedrooms and a contemporary family bathroom.

The loft conversion is an exceptional space with wonderful high ceilings and impressive eaves storage space. There is an abundance of storage plus a large en-suite shower-room. Externally there is a walled front garden with an electric vehicle charging point and bike store and a large rear garden with practical gated side access.

The property is also ideally located for outstanding local schools including Thomson House and for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring towns.

-  Four Bedrooms
-  Two Bathrooms
-  Separate Reception Room
-  Stunning Extended Kitchen
-  Freehold | EPC | Council Tax
-  Close To Mortlake Train Station (ZONE 3)
-  Excellent Local Primary Schools Nearby
-  Quiet Cul-De-Sac Location
-  56ft Rear Garden
-  Potential For Garden Office (STPP)



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

020 8876 6611

The Byeway

Approximate Gross Internal Area = 1550 sq ft / 144 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 45 sq ft / 4.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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