



JAMES
ANDERSON



FOR SALE

£1,295,000

Stanley Road, London, SW14

A rarely available and substantial semi-detached family home, perfectly positioned just moments from the highly sought-after Sheen Mount Primary School and the tranquil Sheen Common. This much-loved property offers spacious accommodation across two well-laid-out floors. The ground floor features a welcoming entrance hall with a downstairs cloakroom, a modern kitchen, a bright and airy reception room, a separate dining room, and a delightful conservatory. Upstairs, there are three generously sized bedrooms and a stylish family bathroom.

The property boasts a beautifully maintained mature garden, a detached garage, and convenient rear access. There is also exciting potential to extend at both the rear and into the loft, allowing for the creation of additional bedrooms and a bathroom (subject to the necessary planning permissions).

Located on the desirable Parkside of East Sheen, this charming home is ideal for families looking to secure a place within the Sheen Mount Primary School catchment area. The property's enviable location also offers easy access to Sheen Common, the expansive Richmond Park, Richmond town center, and the vibrant Sheen high street, making it a prime spot for convenient and enjoyable day-to-day living.



Three Double Bedrooms



One Family Bathroom



Separate Reception Room



Modern Fully Integrated Kitchen



Freehold | Council Tax Band F | EPC Rating D



Just 0.8 miles to Mortlake Train Station



Sheen Mount Primary School Catchment



Parkside Location



Separate Garage



Huge Potential To Further Extend (STPP)



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

020 8876 6611

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Approximate Gross Internal Area = 1579 sq ft / 146.8 sq m
(Including Garage)
Garage = 161 sq ft / 15 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
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		
	63	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

