



JAMES  
ANDERSON

Sheen Lane  
London SW14  
£1,995,000





## Sheen Lane London SW14

A beautifully presented five-bedroom semi-detached family home, enviably positioned in a prime Parkside location with a 80ft garden, and off-street parking.

Perfectly situated on a highly sought-after road, the house is just a short stroll from the open green expanses of Richmond Park and the family-friendly amenities of Palewell Common. Several excellent schools are nearby, including Sheen Mount, Tower House and East Sheen Primary. The accommodation is arranged over three floors and boasts generous proportions throughout. The ground floor is cleverly designed, featuring a wide entrance hall with original tiled floor, a stylish separate reception room, guest w/c, utility room with access to the cellar, and a spectacular open-plan kitchen/family/dining room with doors opening directly onto the garden.

On the first floor, you'll find three well-proportioned bedrooms, a family bathroom and a ensuite shower room. The second floor hosts two further double bedrooms both served by a modern shower bathroom. A particular highlight is the delightful rear garden, extending to approximately 80ft. At its far end sits a versatile garden room with a separate W.C., ideal as a home office, studio, or entertaining space. To the front, a paved driveway offers convenient off-street parking for two cars.

The property is approximately 0.5 miles away from Mortlake Rail Station, making it well-connected by rail and bus for commuters.



































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Approximate Gross Internal Area = 2690 sq ft / 250 sq m  
(Including Reduced Headroom / Eaves / Outbuilding / Storage)  
Reduced Headroom / Eaves = 169 sq ft / 15.7 sq m  
Outbuilding = 176 sq ft / 16.4 sq m  
Storage = 50 sq ft / 4.7 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.



363 Upper Richmond Road West  
East Sheen  
SW14 7NX

020 8876 6611

sales@jasheen.co.uk

www.jamesanderson.co.uk