



JAMES
ANDERSON



FOR SALE

£1,250,000

Buxton Road, East Sheen, SW14

A beautifully presented four-bedroom period home, ideally located in a quiet cul-de-sac on the Barnes–East Sheen border, just moments from outstanding local schools and the independent shops, cafés and restaurants of White Hart Lane.

The ground floor welcomes you with attractive wooden flooring and an elegant double reception room featuring a working fireplace, bespoke built-in cabinetry and plantation shutters set within a charming bay window. To the rear sits a recently updated, bespoke kitchen with direct access to a well-maintained garden, which in spring is framed by mature roses and cyclamen, creating a wonderfully private outdoor space.

The first floor provides two generously proportioned double bedrooms, one benefiting from a spacious walk-in wardrobe, together with a stylish and well-sized family bathroom. The second floor offers two further bedrooms, both with built-in storage, and an additional bathroom. An attic space, accessed from the fourth bedroom, spans the full width of the property and provides excellent additional storage.

Perfectly positioned to enjoy the best of Barnes village and East Sheen, the house is within easy reach of excellent transport links, highly regarded schools and a wide selection of shops, cafés and restaurants. Richmond Park and the Thames Path are also just a short walk away, offering outstanding green and riverside spaces.



Four Bedrooms



Two Bathrooms



Elegant Double Reception Room with Bay Window



Updated Bespoke Kitchen



Freehold | EPC Rating E | Council Tax Band F



0.5 Miles To Barnes Bridge Station



Close To Barnes Primary & East Sheen Primary School's [RATED
OUTSTANDING]



Cul-De-Sac Location



Landscaped Rear Garden



Beautifully Presented Throughout



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

020 8876 6611

Buxton Road, SW14

Approximate Area = 123.37 sq m / 1328 sq ft
(Including Eaves Storage)

Approximate Eaves Storage Area = 7.06 sq m / 76 sq ft

Key :
CH - Ceiling Height



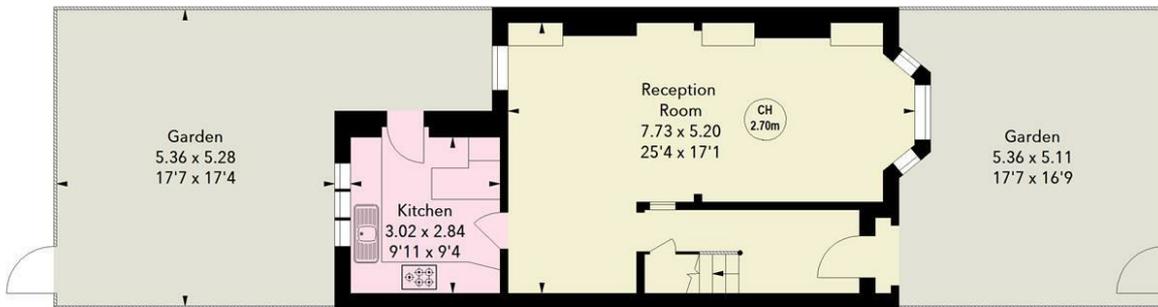
First Floor

Approx. 38.18 sq m / 411 sq ft



Second Floor

Approx. 38.55 sq m / 415 sq ft



Ground Floor

Approx. 46.64 sq m / 502 sq ft

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

| 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 | | |
| | 49 | 74 |
| 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 | |

