



**JAMES
ANDERSON**

Lower Richmond Road
London SW14
£1,195,000



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A beautifully finished four bedroom house with off-street parking, south facing garden and planning permission to further extend. The accommodation is arranged to provide a welcoming entrance hallway, a separate reception room with bespoke built-in bookshelves and working fire, and a versatile playroom/bedroom complete with en-suite shower room.

At the heart of the home lies a stunning open-plan kitchen and family room, complemented by a useful utility cupboard and direct access to the south-facing garden. Upstairs, there are three well-proportioned bedrooms and a stylish modern family bathroom. A large loft offers excellent storage space with further potential together with approved planning to extend two story to the side [planning number PA25/O692].

Externally, the property benefits from off-street parking to the front and a beautifully secluded south-facing garden to the rear with a separate garden home office.

This enchanting home is situated within 0.1 miles of the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent boutique shops, gastro pubs, restaurants and coffee shops together with bus routes giving access to Barnes, Hammersmith, Putney and Richmond. Mortlake mainline station which provides regular services to London Waterloo is approximately 0.3 miles away and the house is a short walk to the river Thames, with its idyllic towpath, and enjoys close proximity to tranquil Kew Gardens, leafy Barnes and the culturally-rich town of Richmond. The nearby Richmond Park offers extensive recreational opportunities such as walking, cycling, riding and golf.





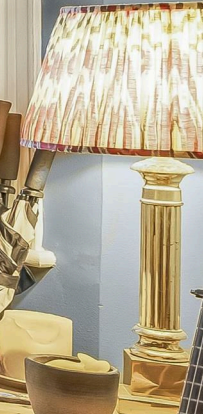














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Approximate Gross Internal Area = 1592 sq ft / 148 sq m

(Including Reduced Headroom / Studio)

Reduced Headroom = 10 sq ft / 1 sq m

Studio = 101 sq ft / 9.4 sq m



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