



JAMES
ANDERSON



FOR SALE

£985,000

Church Avenue, London, SW14

A charming three bedroom end of terrace house with off street parking for two cars, neatly tucked away in the heart of East Sheen.

This lovely home offers bright, well-proportioned living accommodation, including a spacious reception room and a convenient guest cloakroom. To the rear, a contemporary fully fitted eat-in kitchen opens out via French doors onto a newly landscaped, south-facing courtyard garden, creating a private sun-filled retreat ideal for al fresco dining.

Upstairs, the principal bedroom features a stylish en-suite shower room, while two further generously sized bedrooms are served by a modern family bathroom. The property also benefits from excellent built-in storage throughout, together with a large partly boarded loft offering superb additional storage space.

Church Avenue is a highly regarded tree-lined road, perfectly positioned for the excellent amenities of East Sheen. A superb selection of independent boutiques, cafés, restaurants and everyday shopping facilities can be found nearby, together with outstanding local schools and extensive recreational opportunities including Richmond Park. Mortlake Station provides convenient rail services into Central London, while excellent road links offer easy access both into and out of the capital.

This is a rare opportunity to acquire a superbly positioned home in one of East Sheen's most desirable locations.



Three Bedrooms



Two Bathrooms & Guest W/C



Double Reception Room



Fully Equipped Kitchen With Space For Dining



Freehold | Council Tax Band F | EPC Rating C



0.3 Miles To Mortlake Train Station



Several Excellent Local Primary Schools Nearby



Tree Lined Avenue In The Centre Of East Sheen



Two Allocated Off Street Parking Spaces



Pretty Walled South Facing Garden



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

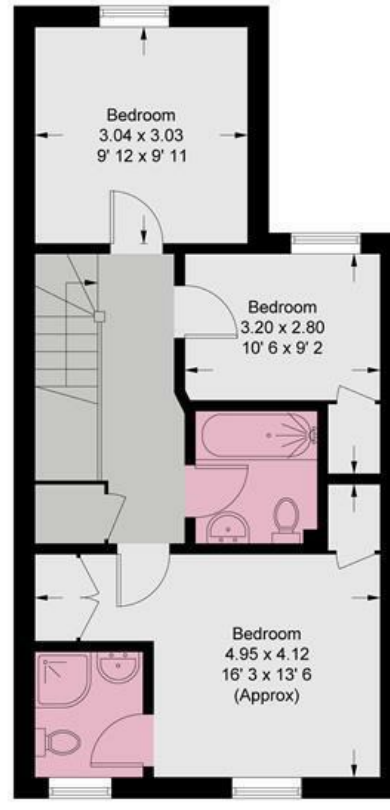
020 8876 6611

Church Avenue

Approximate Gross Internal Area = 1083 sq ft / 100.6 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	

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	

