



JAMES
ANDERSON



FOR SALE

£1,395,000

Wallorton Gardens, London, SW14

A wonderful, detached family home situated on a popular residential road moments from East Sheen primary school. The property offers spacious rooms throughout, the ground floor offers; separate reception room, a utility area, cloakroom, internal garage and an open plan kitchen / dining room with bi-folding doors to the rear garden. The first floor offers four double bedrooms a family bathroom and an en-suite to the master bedroom. Externally, to the rear of the property there is a mature east facing garden, whilst to the front there is off street parking. The property offers excellent potential to extend (STPP), whilst also benefiting from having recently been updated throughout to include new electrics, heating, kitchen and bathrooms. Viewing is highly recommended.



Four Bedrooms



Two Bathrooms



One Reception Room



Eat In / Kitchen Dining Room



EPC Rating D



Mortlake & Barnes Station Nearby



'OFSTED OUTSTANDING' East Sheen Primary



Off Street Parking & Garage



Detached Family Home

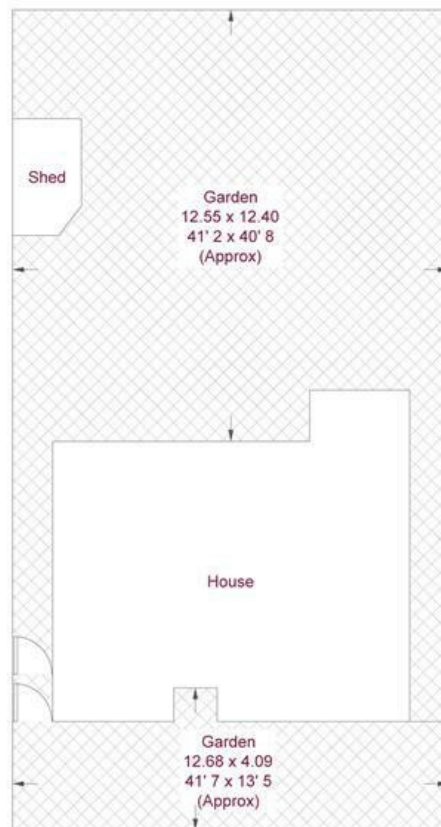
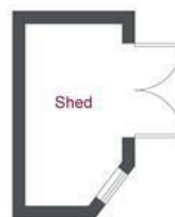


Potential To Extend (STPP)





First Floor
767 sq ft / 71.3 sq m



Site Plan
(Not To Scale)



Ground Floor
799 sq ft / 74.2 sq m
(Including Garage)

Wallorton Gardens

Approximate Gross Internal Area = 1566 sq ft / 145.5 sq m
(Including Garage / Excluding Shed)

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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 61 | |
| (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 | |

