



**JAMES  
ANDERSON**



## FOR SALE

**£1,395,000**

Deanhill Road, East Sheen, SW14

A five bedroom semi-detached family home with an amazing west facing rear garden. The property is located in one of the areas most sought after school catchments and offers fantastic long term potential with further scope to extend on the ground floor. There is currently five bedrooms, a modern family bathroom with freestanding shower, a further shower room in the loft, a through reception room with wood flooring, a downstairs w/c and utility with an extended kitchen / dining room over looking the garden. Outside there is a walled front garden and a large west facing rear garden with useful side access. Deanhill Road is situated on the 'park side' of East Sheen just moments away from Sheen Mount Primary School and Sheen Common which leads to the incredible Richmond Park. One can find a range of independent boutiques, coffee shops and restaurants on the East Sheen high street whilst Mortlake Railway Station, providing a service to Clapham Junction and Waterloo, is just over half a mile away.

Council tax band G.



Five Bedrooms



Two Bathrooms



Through Reception Room



Modern Kitchen / Breakfast Room



EPC Rating D



North Sheen Station Nearby



Sheen Mount Primary School



Cul De Sac Location



West Facing Garden



Further Potential To Extend



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

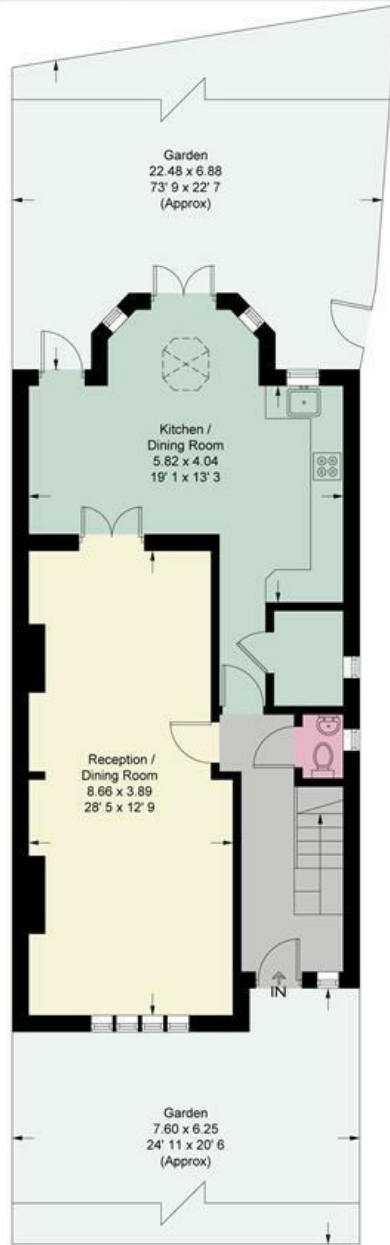
020 8876 6611

# Deanhill Road

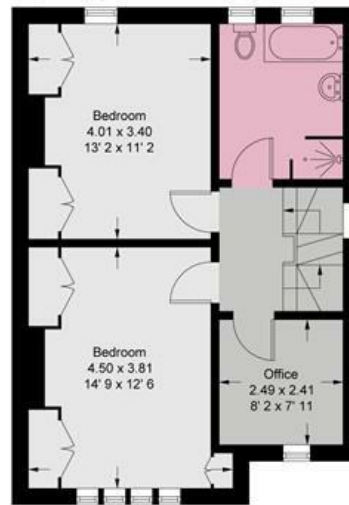
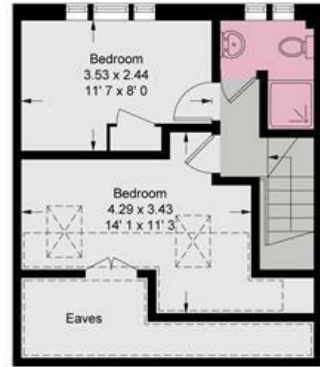
Approximate Gross Internal Area = 1566 sq ft / 145.5 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 101 sq ft / 9.4 sq m  
 Total = 1667 sq ft / 154.9 sq m



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= Reduced headroom below 1.5m / 5'0"



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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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