JAMES ANDERSON

FOR SALE

£1,395,000

Wayside, London, SW14

A truly unique detached four-bedroom house located just moments from Richmond Park. The property will be offered for sale for the first time in over 50 years and offers excellent potential to further extend and update (STPP). The accommodation is arranged over two floors and features four bedrooms, one bathroom with a separate w/c, two reception rooms, dining room, kitchen, a utility room, and a downstairs w/c. Outside the property boasts a secluded rear garden and a second courtyard garden with useful access from Christchurch Road. Wayside is a quiet residential road which is approximately 0.3 miles from both the Sheen Gate entrance to Richmond Park and Sheen Mount primary school which is Ofsted-rated "Good" and is one of the best schools in the area. For the commuter Mortlake Railway Station, with its service to Clapham Junction and Waterloo is just 0.5 miles away.

- Four Bedrooms
- One Bathroom
- Two Reception Rooms
- Kitchen & Utility Room
- Freehold | EPC Rating | Council Tax

- Mortlake Station (Zone 3)
- Close To Sheen Mount Primary School
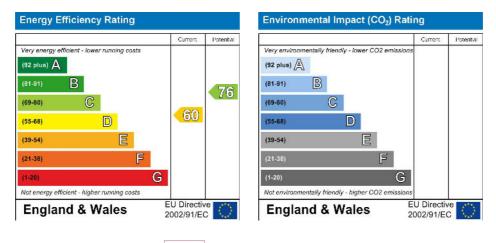- Parkside Location
- Detached House
- Potential To Extend (STPP)

Wayside

Approximate Gross Internal Area = 1918 sq ft / 178.2 sq m
Store = 12 sq ft / 1.1 sq m
Total = 1930 sq ft / 179.3 sq m

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Garden
10.21 x 5.89
33' 6 x 19' 4
(Approx)

Garden
5.31 x 4.98
17' 5 x 16' 4
(Approx)

House

Garden
8.64 x 5.21
28' 4 x 17' 1
(Approx)

Site Plan
(Not To Scale)

Utility

Kitchen
2.62 x 4.14
8' 7 x 13' 7

Dining Room
4.78 x 3.79
15' 8 x 12' 5
(Approx)

5.49 x 2.90
18' 0 x 9' 6

Study
5.51 x 3.76
18' 1 x 12' 4

Reception Room
4.55 x 3.86
14' 11 x 12' 8

Ground Floor
1169 sq ft / 108.6 sq m

IN

Bedroom
4.24 x 3.79
13' 11 x 12' 5

Bedroom
4.37 x 3.48
14' 4 x 11' 5

Bedroom
2.64 x 2.46
8' 8 x 8' 1

Bedroom
4.39 x 4.24
14' 5 x 13' 11

First Floor
749 sq ft / 69.6 sq m

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		76
(55-68) D	60	
(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 CO2 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 CO2 emissions		

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