



**JAMES
ANDERSON**













FOR SALE

£1,200,000

Wallorton Gardens, London, SW14

A well-presented four-bedroom house situated on a popular residential road in Parkside, East Sheen. This lovely home offers spacious rooms throughout with its accommodation arranged across three floors. The ground floor offers entrance hallway with a downstairs w/c, a bright bay fronted reception room that can be separated from the kitchen/dining room. The first-floor hosts three good sized bedrooms and one family bathroom. The extended loft accommodates a principal bedroom with ample storage built into the eaves and a further en-suite bathroom. Outside the property boasts a 45ft mature garden with a garden room and useful side access.

Wallorton Gardens is a desired Parkside location in a cul-de-sac, conveniently located within walking distance to the OFSTED rated 'Outstanding' East Sheen Primary School. Just a short walk away is Mortlake and Barnes stations, with well-connected bus routes to Putney and Richmond nearby. The recreational amenities of Richmond Park are within walking distance, as is the high street of East Sheen with its many boutique shops and restaurants. The house is offered to market with no onward chain.

-  Four Bedrooms
-  Two Bathrooms
-  Bay Fronted Reception Room
-  Open Plan Kitchen/Dining
-  Freehold | EPC D | Council Tax Band F
-  Mortlake & Barnes Station Nearby
-  'OFSTED OUTSTANDING' East Sheen Primary
-  Parkside East Sheen
-  POTENTIAL TO EXTEND (STPP)
-  No Onward Chain



Wallorton Gardens

Approximate Gross Internal Area = 1448 sq ft / 134.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 67 sq ft / 6.2 sq m

Garden Room = 56 sq ft / 5.2 sq m

Store = 23 sq ft / 2.1 sq m

Total = 1594 sq ft / 148.1 sq m



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