



**JAMES  
ANDERSON**



## FOR SALE

**£1,050,000**

Temple Sheen Road, London, SW14

A rarely available Edwardian family home situated on this desirable park side road just moments away from Sheen Mount school. This is a much loved family house that boasts a wealth of charm and character throughout including original fireplaces, high ceilings and original wood floor through most of the rooms. The accommodation is arranged over two floors to offer three bedrooms all with high ceilings, a family bathroom, a wide entrance hallway with a downstairs cloakroom, a good sized kitchen / dining room, an extended sun room that opens out to the rear garden and a separate reception room with a feature fireplace and a large splay bay window overlooking the front garden. The property is situated on the Park Side of Sheen, approximately a few hundred yards from the main Sheen shopping centre and within a few hundred yards of bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake Railway Station providing a service to Clapham Junction and Waterloo is approximately three-quarters of a mile away.



Three Bedrooms



One Bathroom



Bay Fronted Reception Room



Kitchen / Dining Room



Freehold | EPC D | Council Tax Band F



Mortlake Station (ZONE 3)



Sheen Mount Primary School



PARKSIDE Location



Scope To Extend & Add Value



Lovely Front & Rear Gardens



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

020 8876 6611



### Temple Sheen Road

Approximate Gross Internal Area = 1335 sq ft / 124.1 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            |           |
| (55-68) <b>D</b>   |                            |           |
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