



**JAMES
ANDERSON**



FOR SALE

£1,050,000

Thornton Road, London, SW14

An attractive and well-presented three-bedroom period house ideally located just the shortest of strolls from Mortlake mainline station, and the independent amenities of the Upper Richmond Road and eclectic Sheen Lane. This lovely family home is immediately liveable, while offering a purchaser the opportunity to reconfigure and enlarge to their own tastes, subject to the necessary consents. Approached via a small front garden, accommodation to the ground floor comprises a buggy-friendly entrance hall, an elegant sitting room with feature fireplace, and a full-width kitchen-diner leading out onto a pretty and easily maintained rear garden.

The first floor offers two generous double bedrooms, a further single bedroom/nursery/office, and a family bathroom. There is the potential to extend the loft area to create either two further bedrooms and one bathroom or one superb principal suite with the second floor to incorporate a mansard/dormer extension to the rear, subject to planning permission and any other relevant approvals.

This most attractive and flexible house will appeal to buyers wishing to create their own home in this family-friendly environment. Thornton Road is a pretty tree-lined street of predominantly period properties. It is perfectly placed to enjoy the relaxed yet vibrant East Sheen community, with its outstanding schools, transport links, independent shops, restaurants and cafes, and ready access to the glorious expanses of Richmond Park.



Three Bedrooms



One Family Bathroom



Reception Room With Period Fireplace



Open Kitchen / Dining Room



Freehold | EPC C | Council Tax F



Short Walk To Mortlake Station (ZONE 3)



Thomson House Primary School



Pretty Tree Lined Road



No Onward Chain



Potential To Extend (STPP)



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

020 8876 6611

Thornton Road

Approximate Gross Internal Area = 1005 sq ft / 93.4 sq m



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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