



JAMES
ANDERSON



FOR SALE

£1,325,000

Ormonde Road, East Sheen, SW14

A charming, superbly located, and spacious semi-detached family home that offers the discerning buyer with an excellent long-term home to buy. The house offers a wealth of period features throughout that include wooden double glazed sash windows, fireplaces, and cornicing. The living space offers a wide entrance hallway, bay fronted lounge, an extended kitchen / dining room with a separate utility room/cloakroom and French Doors to the garden. The first floor offers two generous double bedrooms, a further bedroom/study and one family bathroom. The loft conversion offers a good size double bedroom and en-suite shower room in the gable eaves. There is also ample eaves storage. Outside the property boasts a beautiful mature garden with useful side access, bike storage and a walled front garden. Ormonde Road is a highly sought after location close to the local shops and schools. Mortlake Station, The River Thames and Richmond Park are all nearby away.

-  Four Bedrooms
-  Two Bathrooms
-  Bay Fronted Reception Room
-  Extended Kitchen / Dining Room
-  Freehold | EPC E | Council Tax F
-  Mortlake Station (ZONE 3)
-  Excellent Local Schools Nearby
-  Pretty Tree Lined Road
-  Semi-Detached
-  In Excess of 1,500 Sqft



Ormonde Road

Approximate Gross Internal Area = 1444 sq ft / 134.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 69 sq ft / 6.4 sq m
 Total = 1513 sq ft / 140.6 sq m



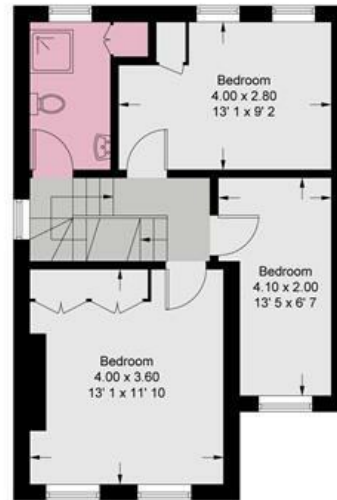
= Reduced headroom below 1.5m / 5'0"



Ground Floor
706 sq ft / 65.6 sq m



Second Floor
324 sq ft / 30.1 sq m
(Including Reduced Headroom)



First Floor
483 sq ft / 44.9 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) A			72
(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			72
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

