



JAMES  
ANDERSON

Stonehill Close  
London SW14  
£2,195,000



## Stonehill Close London SW14

On the Market for the first time in over 30 years, this substantial and deceptively spacious Parkside Cul-De-Sac family home offers well-planned, lateral accommodation over three floors.

Providing a wealth of period charm and character, including working fireplace, the property features two expansive reception rooms both having full wall sized bi-folding doors leading out to the rear patio and garden. A modern kitchen and separate dining room, five double sized bedrooms and 2.5 bathrooms. As a point of note, we understand that the two reception rooms could be opened up to provide a substantial sized area for Open Planned Living if required, with minimal renovations and disruption.

To the rear there is a secluded rear garden where a separate well sized Home Office is situated. To the front of the house the garden is part hard landscaped and part garden allowing substantial driveway parking for several cars.

Due to the position and the size of the plot, the property potentially offers significant potential to extend to the front as well converting the rear single storey extension to a double storey, subject to the usual consents.

Being of a Parkside location the property is a few minutes walk from Sheen Gate and the 2,500 acres of Richmond Park, as well as Palewell and Sheen Commons. Mortlake train station is a quick 10 minutes walk with its regular services into central London.

In addition the property is located close to some of the Borough's excellent schools, both state and private, such as Sheen Mount, Tower House and Ibstock Place schools, all of which are a short walk away from the property.

















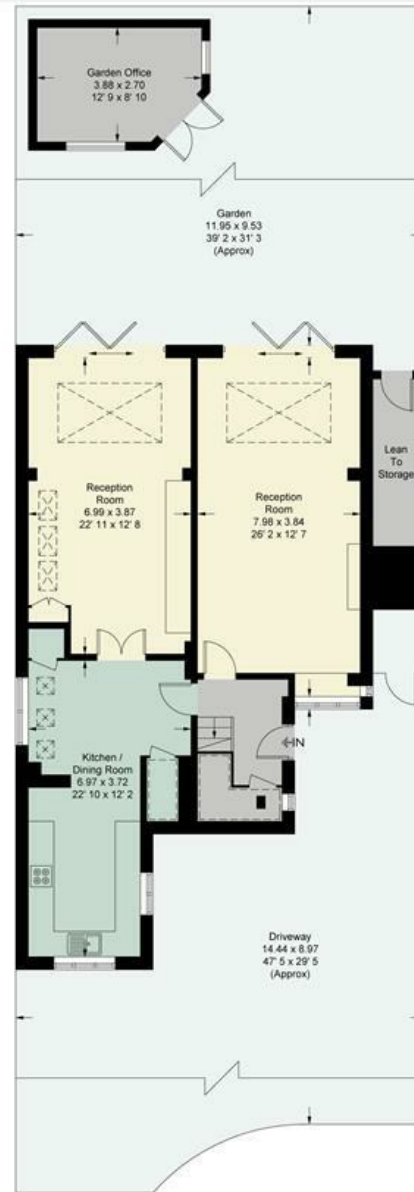


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Approximate Gross Internal Area = 2123 sq ft / 197.2 sq m  
 (Including Garden Office / Reduced Headroom / Eaves / Lean-To Storage)  
 Garden Office = 106 sq ft / 9.8 sq m  
 Lean To Storage = 46 sq ft / 4.3 sq m



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□ = Reduced headroom below 1.5m / 5'0"



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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.





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