



JAMES
ANDERSON



FOR SALE

£1,595,000

Deanhill Road, London, SW14

A beautiful four-bedroom semi-detached family home with a generous 60 ft (approximately) rear garden and off-street parking, well positioned in a very highly regarded cul de sac location on the park side of East Sheen. This property has been extensively remodelled and improved with a striking blend of modern styling, whilst retaining many of the original period features.

The accommodation is arranged to provide a separate bay fronted reception room, a beautiful open plan kitchen / living area with bespoke kitchen units around a central island and integrated appliances, sliding doors out to the rear garden. On the first floor there are three bedrooms, a family bathroom and stairs to the converted loft which comprises a further bedroom and en-suite. There is also off-street parking, a summer studio and potential to further develop the loft subject to the usual local authority consents.

The location of Deanhill Road is superb, within a short walk East Sheen High Street, Mortlake Train Station, Sheen Mount Primary school and the Sheen Gate into Richmond Park.



Four Bedrooms



Two Bathrooms



One Reception Room



Extended Kitchen / Living Area



EPC Rating D



Mortlake Station



Sheen Mount Primary School



Quiet Cul-De-Sac Location



Off Street Parking



No Onward Chain



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

020 8876 6611

Deanhill Road

Approximate Gross Internal Area

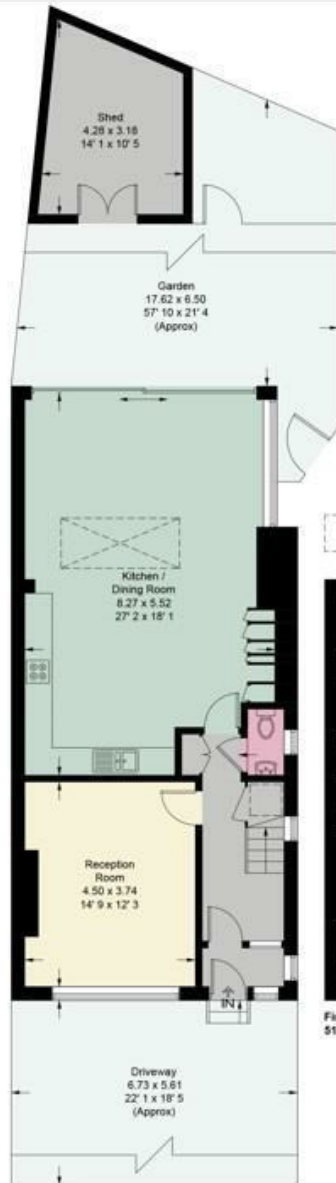
Reduced Headroom / Eaves = 181 sq ft / 16.8 sq m

Shed = 120 sq ft / 11.2 sq m

Total = 1841 sq ft / 171.1 sq m



JAMES
ANDERSON



Ground Floor
771 sq ft / 71.6 sq m
(Including Reduced Headroom)

Reduced headroom below 1.5m / 5'0



First Floor
510 sq ft / 47.4 sq m



Second Floor
440 sq ft / 40.9 sq m
(Including Reduced Headroom / Eaves)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

