JAMES ANDERSON











FOR SALE

£985,000

Church Avenue, London, SW14

A charming three bedroom end of terrace house with off street parking for two cars, neatly tucked away in the heart of East Sheen.

This lovely home offers bright, well-proportioned living accommodation, including a spacious reception room and a convenient guest cloakroom. To the rear, a contemporary fully fitted eat-in kitchen opens out via French doors onto a newly landscaped, south-facing courtyard garden, creating a private sun-filled retreat ideal for al fresco dining.

Upstairs, the principal bedroom features a stylish en-suite shower room, while two further generously sized bedrooms are served by a modern family bathroom. The property also benefits from excellent built-in storage throughout, together with a large partly boarded loft offering superb additional storage space.

Church Avenue is a highly regarded tree-lined road, perfectly positioned for the excellent amenities of East Sheen. A superb selection of independent boutiques, cafés, restaurants and everyday shopping facilities can be found nearby, together with outstanding local schools and extensive recreational opportunities including Richmond Park. Mortlake Station provides convenient rail services into Central London, while excellent road links offer easy access both into and out of the capital.

This is a rare opportunity to acquire a a superbly positioned home in one of East Sheen's most desirable locations.

- Three Bedrooms
- Two Bathrooms & Guest W/C
- Double Reception Room
- Fully Equipped Kitchen With Space For Dining
- Freehold | Council Tax Band F | EPC Rating C
- 0.3 Miles To Mortlake Train Station
- Several Excellent Local Primary Schools Nearby
- Tree Lined Avenue In The Centre Of East Sheen
- Two Allocated Off Street Parking Spaces
- Pretty Walled South Facing Garden

Church Avenue

Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m

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Ground Floor
577 sq ft / 53.6 sq m

First Floor
506 sq ft / 47 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.

