



A well-presented 4 bedroom semi-detached house.

Percival Road, London, SW14 7QE

Freehold





2 reception rooms • Kitchen/breakfast room • Master bedroom suite • 3 further bedrooms • Family bathroom • Private west-facing garden • Cloakroom with shower • Off-street parking

#### Local information

Percival Road is situated in a pretty parkside area and is regarded as one of the most desirable roads in East Sheen, partly due to its enviable location close to Richmond Park. The excellent facilities offered by East Sheen are approximately 0.4 miles away where one can find a variety of shops, boutiques and restaurants; the historic town of Richmond is 2 miles away.

For transport, Mortlake railway station is approximately 0.6 miles away providing a frequent service to Waterloo and Clapham Junction.

There are many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

#### About this property

Situated in this highly desirable and picturesque parkside area, this house provides well planned family accommodation. The ground floor has two reception rooms, a kitchen/breakfast room which opens onto the

spectacular west-facing garden and a cloakroom with shower.

On the first floor are three bedrooms and a family bathroom, with a further bedroom and shower room on the second floor.

The landscaped west-facing garden measures approximately 58' x 26' and benefits from a high degree of privacy. There is also off-street parking to the front of the house.

\*Please note the photos shown are over six months old.

#### Tenure

Freehold

EPC rating = D

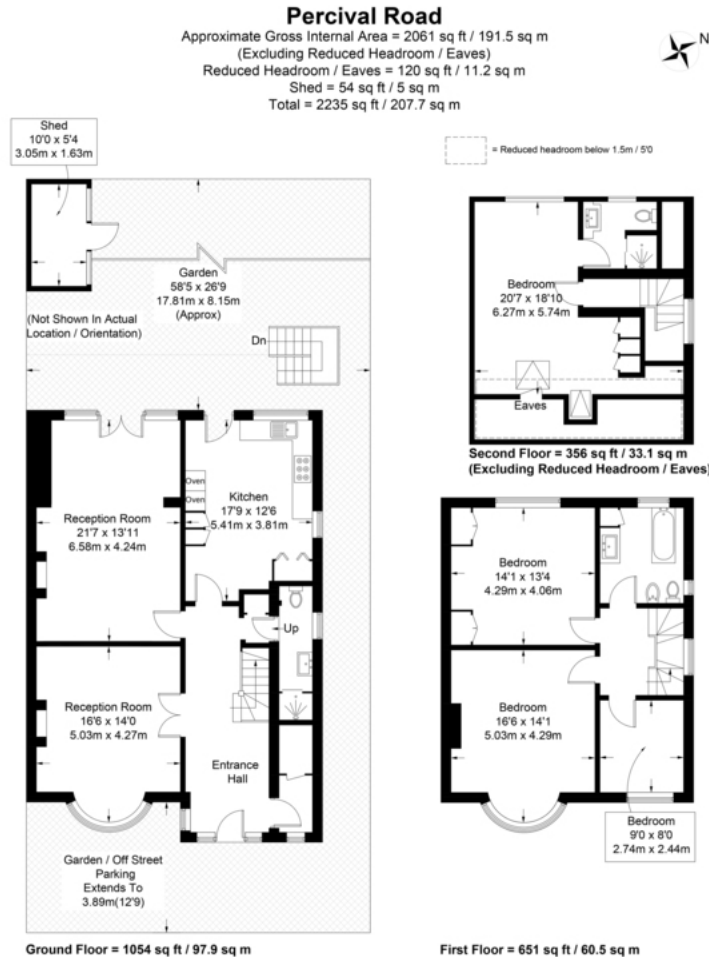
#### Viewing

Strictly by appointment with Savills

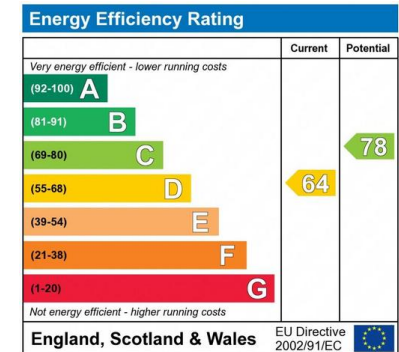








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