



Exceptional semi-detached Edwardian family home.

Carlton Road, London SW14 7RJ

Freehold



Reception room • Kitchen/dining/reception room •
Master bedroom suite • Three further bedrooms •
Family bathroom • 47' rear garden • Side access

Local information

The excellent facilities offered by East Sheen are approx. 0.3 miles away from Carlton Road, where one can find a variety of shops, boutiques and restaurants; and the historic town of Richmond is 2 miles away.

For transport, Mortlake railway station is approx. 0.3 miles away providing a frequent service to Waterloo and Clapham Junction.

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

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

This beautifully presented property has a recently decorated separate reception room at the front of the house, and an open plan kitchen/dining room to the rear of the house which was finished in 2016.

The hand-painted Harvey Jones kitchen has been finished to an extremely high specification with

a stone worktop, Smeg freestanding oven, Neff integrated dishwasher and a Quooker hot water tap. The downstairs extension also includes remote control Velux roof windows with rain sensors, and there are made-to-measure shutters throughout the house.

The ground floor opens onto a private rear garden with side access. On the first floor there are three well-proportioned bedrooms and the family bathroom. The top floor includes the master bedroom suite with dressing room, and all bedrooms have been fitted with custom made sash windows.

Tenure

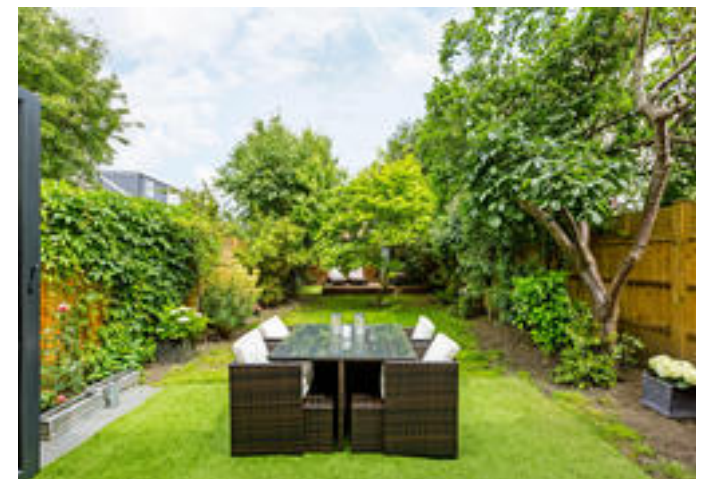
Freehold

EPC rating = E

Viewing

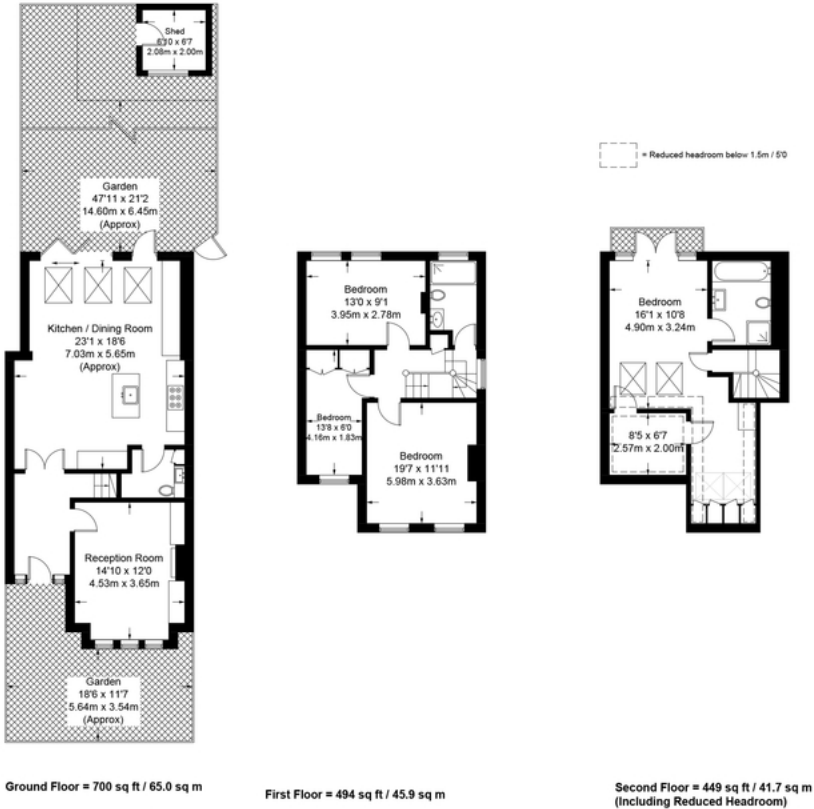
Strictly by appointment with Savills



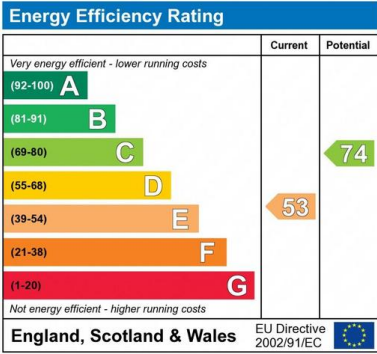


Carlton Road

Approximate Gross Internal Area = 1643 sq ft / 152.6 sq m
(Including Reduced Headroom)
Shed = 45 sq ft / 4.2 sq m
Total = 1688 sq ft / 156.8 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028051 Job ID: 135715 User initials: 190717

