



A substantial family house close to Richmond Park.

Sheen Lane, London, SW14

Freehold

savills

120m from Richmond Park • Potential to upgrade and extend STPC • Walled garden • Garage • Generously proportioned rooms

Local Information

Sheen Lane is situated approximately 0.4 miles from East Sheen town centre. The excellent facilities offered by the historic town of Richmond are approximately 1.8 miles away, featuring charming paved courtyards and lanes with an eclectic selection of boutiques and bars complementing most of the well known high street retailers on George Street. The River Thames provides an appealing backdrop and also an opportunity for rowing and cruising or simply following the tow path on foot.

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

The area also boasts numerous leisure and sporting facilities including Ham Polo Club, The Roehampton Club, Sheen Tennis and Squash Club (approximately 643 metres from the property) 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

On the market for the first time in over 46 years, this spacious and laterally configured four bedroom semi-detached property offers excellent potential to update and extend STPC and benefits from a walled rear garden with an open southerly aspect and garage.

The accommodation in brief comprises: reception hall, two spacious reception rooms, kitchen/breakfast room, utility room and W.C/shower room to the ground floor.

On the first floor there are four double bedrooms and a family bathroom. There is also a substantial pull-down ladder giving access to the loft room.

There is a large loft offering potential to create additional accommodation subject to the usual planning and building consents.

The house also benefits from off-street parking to the rear in front of the garage which is accessed via Clare Lawn Avenue.

Tenure

Freehold

Local Authority

Richmond





Sheen Lane

Approximate Gross Internal Area = 2160 sq ft / 200.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 261 sq ft / 24.3 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 2591 sq ft / 240.7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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