

Connaught Avenue, East Sheen
£899,000

First floor 3 bed maisonette with garden office | Share of Freehold

This exceptional share of freehold maisonette features engineered wood flooring, underfloor heating, wood-burner fireplace, double glazed sash windows, window shutters, gas central heating, a large loft, landscaped private garden with an amazing detached garden studio. This property is also offered with no onward chain.
There is also excellent long-term potential as the property can be loft converted (subject to planning permission) to add substantial bedroom/living space. There is a private side entrance with front door to hallway and stairs leading to the first floor. The living space comprises a large lounge with wood-burner fireplace, refitted kitchen-breakfast room, master double bedroom with ensuite shower room, large refitted family bathroom with walk-in shower, further double bedroom, third bedroom/study and a large open landing with sash window and loft access. Externally there is a secret gated side path leading to patio with storage then a large landscaped private garden with lawn, mature shrub borders, olive trees and a wonderful detached garden studio with twin picture windows, double glazed door and skylights, light, power and wood flooring. The studio offers flexible use as an office, study, playroom, gym and so on.

Connaught Avenue is a highly sought after road in the heart of SW14 near Sheen Mount Primary School. Sheen Common, The Plough and The Victoria are all a short walk away. There is easy access to the Upper Richmond Road and Sheen Lane with their array of local shops, cafes, restaurants, Waitrose and other amenities. Mortlake mainline station and numerous local bus routes provide various commuting options. Richmond Park is also nearby.

Tenure: Share of Freehold
Parking options: Off Street
Garden details: Enclosed Garden, Private Garden, Rear Garden







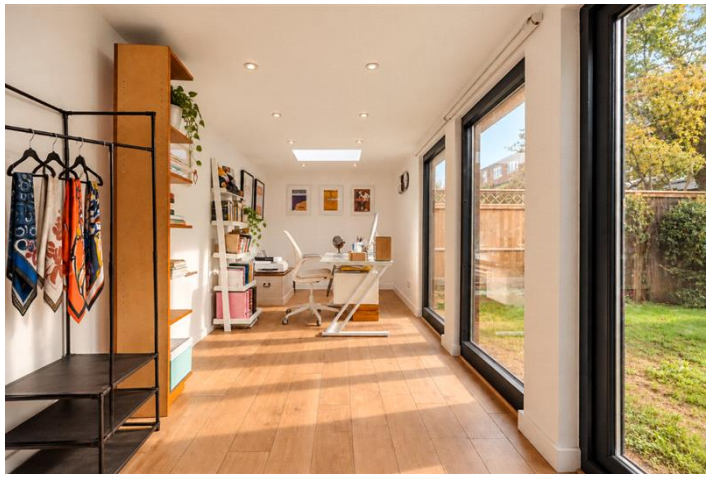






Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.








VICTORY
IN THE
KITCHEN







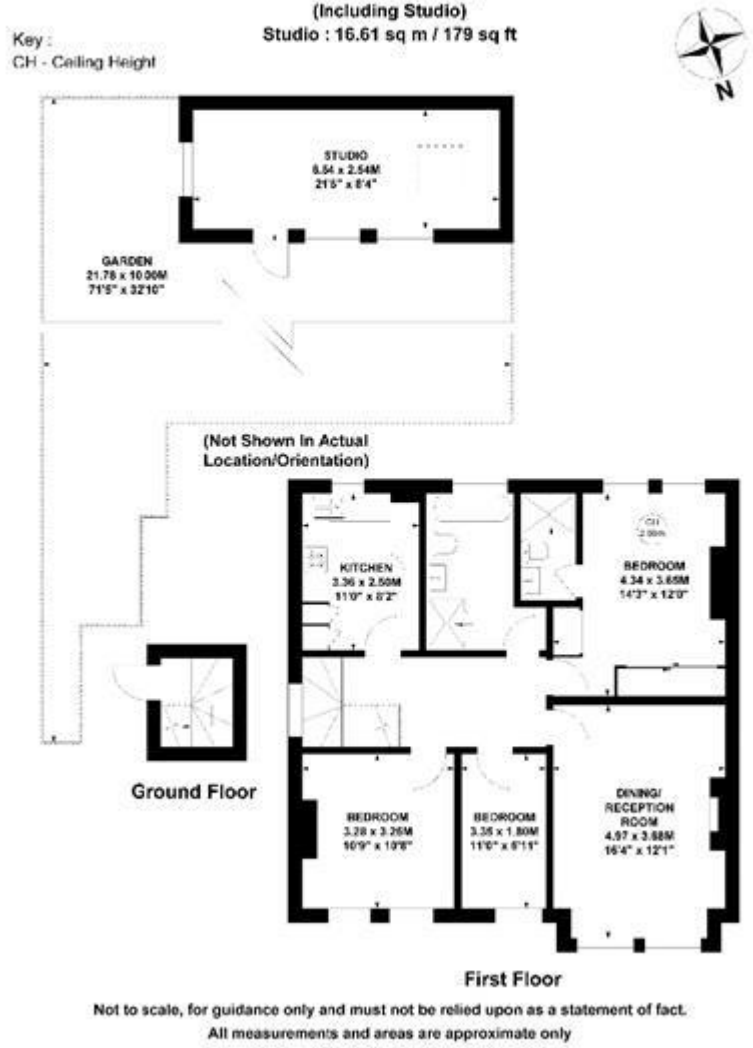




Connaught Avenue, SW14

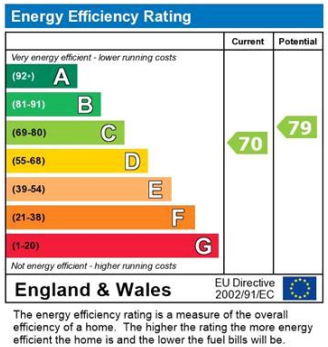
Approximate gross internal area
101.26 sq m / 1090 sq ft
(Including Studio)
Studio : 16.61 sq m / 179 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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