



JAMES
ANDERSON



FOR SALE

£1,335,000

St. Leonards Road, London, SW14

A well presented semi-detached Edwardian family home with four bedrooms and a beautiful large garden. On the ground floor is a fantastic open kitchen and dining area leading to a large garden and two outdoor home offices. At the front of the house off the spacious entrance hall is a lovely light south facing sitting room with fireplace and a further cosy living room plus a downstairs utility cloakroom. On the first floor is a large main bedroom with wardrobes, a family bathroom and two further bedrooms. The loft has been extended and accommodates a large bedroom and ensuite shower room. This fantastic house has been in the same ownership for many years and is to be sold with no onward chain. St Leonards Road is a lovely residential tree lined road that is only 0.4 miles to Mortlake Station with its direct route to London Waterloo, enjoying the amenities of the high street close by and is near to outstanding local schools.



Four/Five Bedrooms



Two Bathrooms



Two Reception Rooms



Modern Kitchen / Dining Room



Freehold | EPC D | Council Tax G



Mortlake Station Nearby



Thomson House & Sheen Mount Primary



Pretty Residential Road



85ft Garden With Outbuildings



Semi-Detached & No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

St. Leonards Road

Approximate Gross Internal Area = 1495 sq ft / 138.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 61 sq ft / 5.7 sq m

Garden House = 430 sq ft / 40 sq m

Total = 1986 sq ft / 184.6 sq m



**JAMES
ANDERSON**



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.

