



**JAMES  
ANDERSON**



**FOR SALE**

**£1,695,000**

Coval Gardens, London, SW14

A lovely semi-detached family house that has been extended by the current owners to an immaculate standard. This beautifully presented home offers two separate reception rooms, an extended and modern fitted kitchen / dining room with a large separate utility, a downstairs cloakroom and a further separate study / bedroom. On the first floor, there are three double bedrooms (with one ensuite) along with a gorgeous family bathroom. There is a fourth bedroom on the second floor with an ensuite and ample eaves storage. Outside there is a lovely rear garden with a patio seating area and there is off street parking to the front of the house. Coval Gardens is a sought after cul-de-sac on the Parkside of Sheen within half a mile of Richmond Park. The main Sheen shopping centre is approximately a third of a mile away, whilst bus routes on the Upper Richmond Road West giving access to Richmond, Putney, Barnes and Hammersmith are immediately to hand. Mortlake Railway Station with its service to Clapham Junction and Waterloo is just over half a mile away.



Four/Five Bedrooms



Three Bathrooms



Two Reception Rooms



Modern Open Plan Kitchen / Living



EPC Rating C



Mortlake Station



Sheen Mount School Catchment



Popular Parkside Location & Cul-De-Sac Location



Off Street Parking



Semi-Detached House



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

020 8876 6611



**Ground Floor**  
1366 sq ft / 126.9 sq m  
(Including Reduced Headroom)



**Second Floor**  
454 sq ft / 42.2 sq m  
(Including Reduced Headroom)



**First Floor**  
761 sq ft / 70.7 sq m

### Coval Gardens

Approximate Gross Internal Area = 2484 sq ft / 230.8 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 97 sq ft / 9 sq m  
Total = 2581 sq ft / 239.8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>69</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>
	<b>73</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

