



## ROEDEAN CRESCENT, SW15

£3,500,000

Detached  
Five bedrooms  
Significant potential to extend  
South west facing garden  
Private driveway  
Energy rating: d

# ABOUT THE PROPERTY

Marsh and Parsons are delighted to present this detached home that sits on an exclusive road near the entrance of Roehampton Gate, Richmond Park.

A gated carriage driveway offers ample private parking and garage access. Inside, a grand entrance hall with high ceilings leads to four bright reception rooms, ideal for family living and entertaining. The stylish eat-in kitchen features quality appliances, and most rooms overlook a stunning, private 162 ft south-west facing garden.

Additional features include a conservatory, utility room, and guest cloakroom.

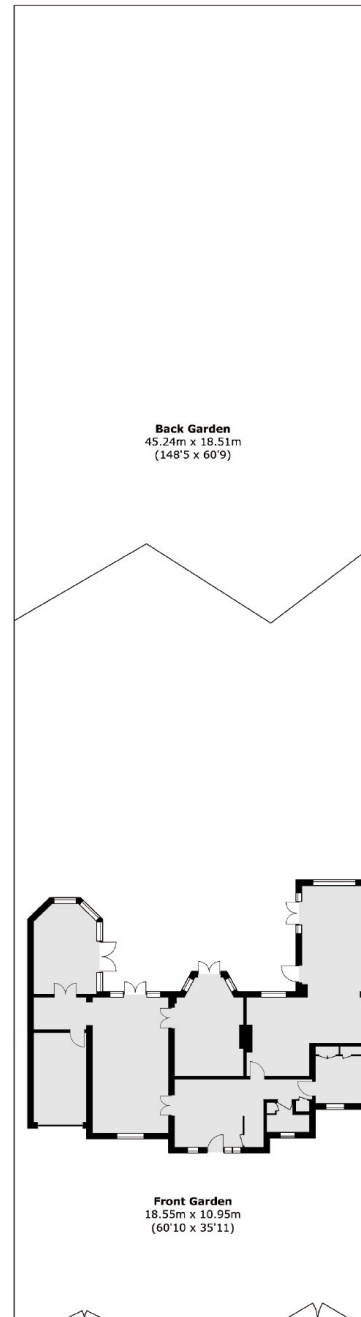
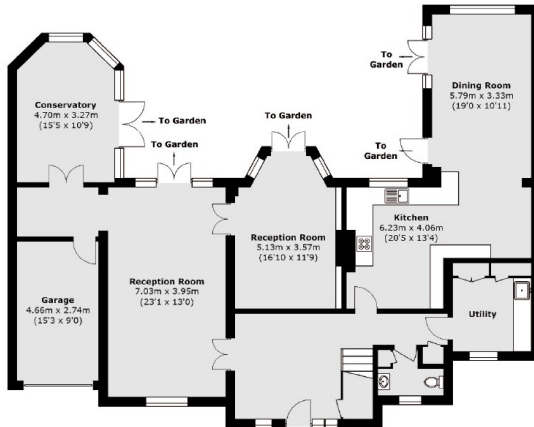
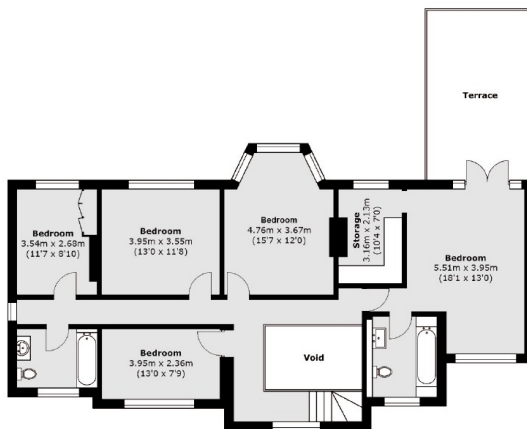








# STEP INSIDE ROEDEAN CRESCENT



**SITE PLAN**  
(Not To Scale)

Total area (approx.): 268.2 sq. m (2,886.9 sq. ft)  
Terrace: 20.0 sq. m (215.3 sq. ft)  
(Including Garage / Excluding Void)

**Barnes & East Sheen**  
020 8563 8333

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**