

# CAMBRIDGE ROAD

BARNES • SW13



 Knight  
Frank

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***A beautifully designed and spacious five bedroom period semi-detached house situated on a quiet residential road in the heart of Barnes.***

5 bedrooms • 2 bathrooms  
Double reception room • Kitchen/dining room  
Utility room • Downstairs cloakroom  
Landscaped garden

Central London 6.6 miles  
Heathrow Airport 11.6 miles  
Gatwick Airport 34.2 miles  
Richmond Park 1.7 miles  
Barnes Pond & Green 0.3 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### **Cambridge Road, Barnes SW13**

The property is arranged over three floors and offers a mix of excellent reception space coupled with innovative architecturally led design.

The extended kitchen/family room to the rear of the ground floor is an excellent example of this and has been cleverly extended to maximise the natural light and space.

Further accommodation on the ground floor includes; double reception room with high ceilings, shutters and feature fireplace, downstairs cloakroom and utility room.

The first floor has four bedrooms and two bathrooms and the top floor has been designed as a master bedroom suite with fitted wardrobes and en-suite bathroom.

The garden has been landscaped and measures over 50 ft in length, with the use of Easigrass for ease of maintenance. There are also mature trees and array of shrubs and plants providing good privacy.



## Location

Situated within a great Barnes location, Cambridge Road is in close proximity to a mix of independent shops found in the village and within easy access to the village green and Barnes Common.

There are a number of outstanding schools within the area, including St Paul's & Colet Court, The Harrodian, Ibstock Place, The Swedish School, St Osmunds Primary School and Barnes Primary School.

Both Barnes station and Barnes Bridge station offer frequent services into London Waterloo.

There are excellent links into Central London and both the M3 and M4 motorways are very accessible as is London Heathrow Airport.

## Local authority

Richmond. Telephone 020 8891 1411

## Tenure

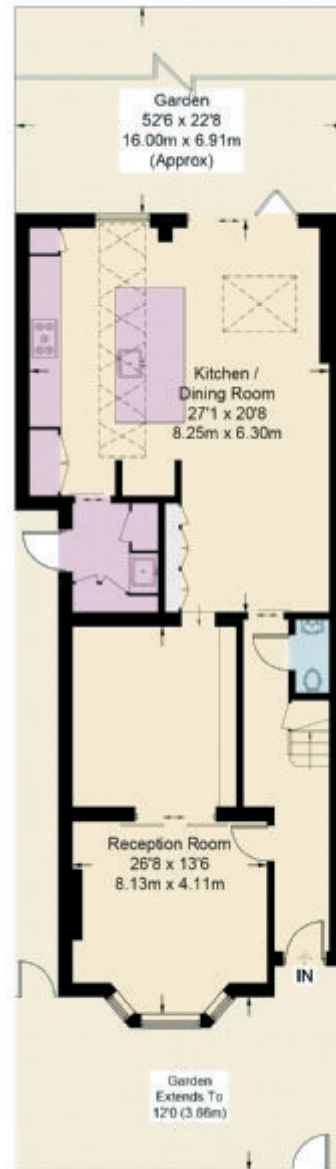
Freehold

## Price

On application

## Viewing

Strictly by appointment with Knight Frank



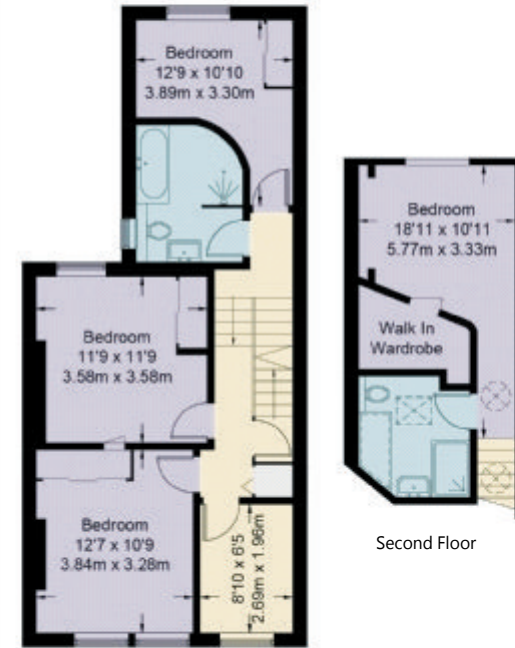
Ground Floor

## Approximate Gross Internal Floor Area

173.4 sq.m./1,865 sq.ft.

(includes reduced headroom)

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First Floor

Second Floor

Reduced headroom below 1.5m / 5'0"