## RIVER**HOMES**

Madrid Road Barnes SW13



## Madrid Road **Barnes SW13**

residence boasts immediate curb appeal. To the front there is a bay-fronted and bi-fold doors that lead to a west-facing garden, ideal for entertaining and outdoor enjoyment.

The generously sized master bedroom provides a tranquil retreat, while the recently updated family bathroom features a roll-top bath and shower. There are a further two additional double bedrooms, with one benefiting from an ensuite shower room. The top floor reveals a fourth bedroom, complemented by a spacious eaves storage room.

Nestled on a quiet residential street, this four-bedroom semi-detached Located within the Madrid Road conservation area, this property is perfectly positioned just moments from the charming cafes, restaurants, and reception room with feature fireplace. At the rear, the open-plan family room independent shops of Barnes village. Enjoy the expansive green spaces of seamlessly blends modern living with comfort, offering ample dining space Barnes Common, Richmond Park, and Kew Gardens, all within easy reach. Within walking distance of Barnes Bridge and Barnes National Rail stations with links to London Waterloo. Underground services are available at nearby Hammersmith (Piccadilly/District) and Putney Bridge (District). Families will benefit from the close proximity to highly regarded primary schools, as well as prestigious institutions like the Swedish School, Harrodian, and St Paul's School.



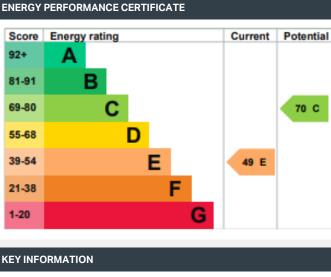
- 4 bedrooms
- 2 bathrooms
- Roll-top bath and shower
- **Spacious garden**
- **Bi-fold doors**
- Ample storage
- Close to well regarded schools
- Conveniently located close to shops and restaurants





## RIVER**HOMES**

South West London Branch 1 – 3 Lower Richmond Road London SW15 1EJ 020 8789 9000 www.riverhomes.co.uk



Local authority:	London Borough of Richmond Upon Thames
Internal area:	1,597 sq. ft. / 148.36 sq. m.
Garden area:	Spacious front and back garden
No. of bedrooms:	4

## Principal Bedroom 16'3" x 13'6" (4.95m x 4.11m) 11'0" x 10'0" (3.35m x 3.05m) Bedroom 2 16'5" x 8'8" (5.00m x 2.63m) Bedroom 4 13'0" x 7'8" (3.95m x 2.33m Eaves Storage Landiing Second Floor Approximate Floor Area First Floor Approximate Floor Area 506 sq. ft (47.00 sq. m) 434 sq. ft (40.33 sq. m) leception Roor 12'6" x 11'10" (3.80m x 3.60m) . Garden 22'5" x 21'4" (6.82m x 6.49m) Kitchen/Dining Roo 30'11" x 14'2" (9.43m x 4.31m) Garden 55'1" x 14'0" (16.80m x 4.27m Hall Ground Floor Approximate Floor Area 657 sq. ft

(61.03 sq. m)

MADRID ROAD, BARNES SW13

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