



Westfields Avenue

Barnes, SW13

Asking Price
£1,395,000

A well presented four / five bedroom house close to the popular Barnes Primary School in the Little Chelsea area of Barnes with a south facing garden.

This wonderful house offers generous accommodation comprising on the ground floor an entrance hall with coat cupboard, a front study or bedroom, a guest cloakroom and a mostly open plan kitchen / reception room to the rear with sliding doors onto a minimal maintenance garden with a mostly southerly aspect and rear access onto St Ann's Passage.

On the first floor there is a front full width bedroom with fitted wardrobes and a spacious main bedroom with en-suite shower room to the rear. On the second floor there is a double bedroom, a modern bathroom, a further dressing room / single bedroom and plenty of eaves storage.

This Property is in Conservation Area CA16 Thorne Passage Mortlake. Chain Free.

CHESTERTONS



Westfields Avenue

Barnes, SW13

- A Well Presented 4/5 Bedroom House
- Popular Little Chelsea Area of Barnes
- Close to Barnes Primary School
- Chain Free
- South Facing Garden
- EPC Rating C



Location / Schooling / Transport

Westfields Avenue is located in the centre of Little Chelsea, off White Hart Lane. This is a highly sought-after area of Barnes which offers an array of independent boutiques such as Orange Pekoe and the Rick Stein restaurant, as well as proximity to the river Thames, Barnes village (approx. 0.5m Google maps) and Barnes Bridge station for regular over ground services (approx. 0.4 m Google Maps).

The popular and Ofsted Outstanding Barnes Primary School is approx. 250 yds away (Google Maps). Other excellent schools in the area, include the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Richmond upon Thames

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		83
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Barnes Village Sales

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Approximate gross internal area

128.39 sq m / 1382 sq ft

(Including Eaves Storage)

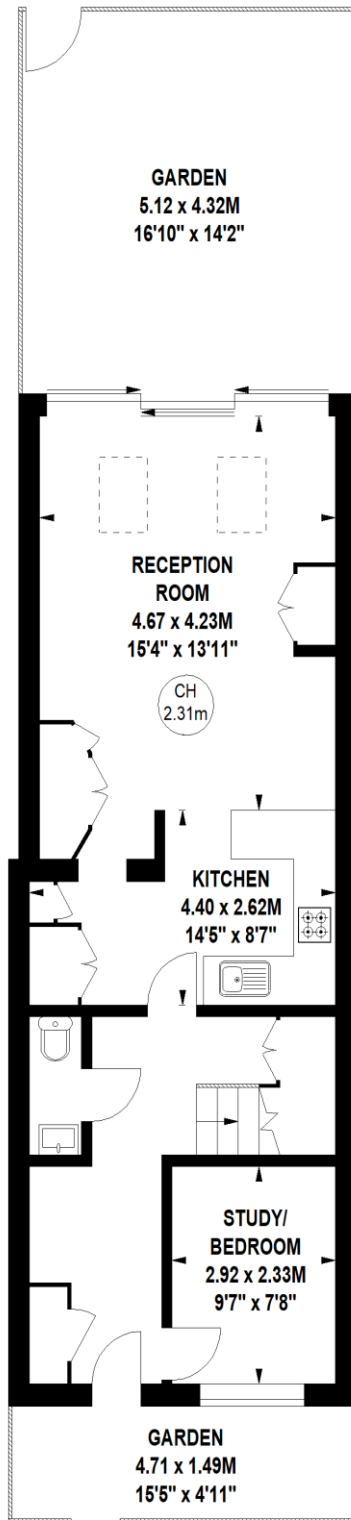
Eaves Storage

6.04 sq m / 65 sq ft

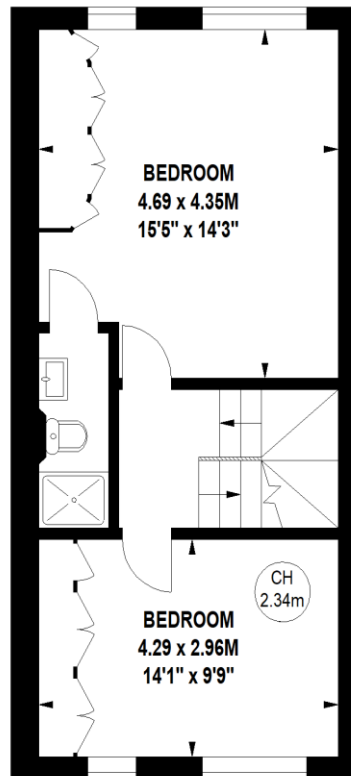


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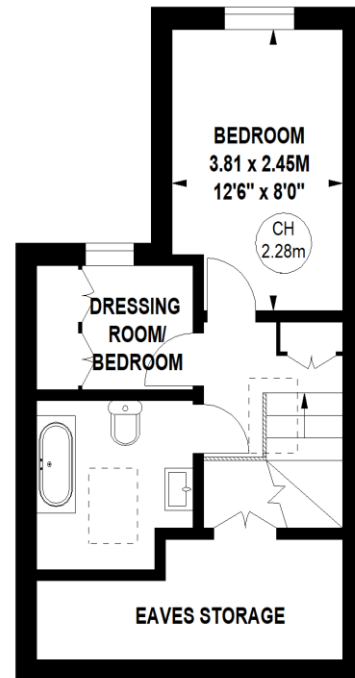
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

