



Madrid Road

Barnes, SW13

Asking Price
£2,295,000

A superb, semi-detached Edwardian house located at the village end of this premium Barnes road. This wonderful family house has recently been redecorated and benefits from off-street parking and a lovely 70 ft landscaped rear garden.

The ground floor comprises an entrance hall, a light and bright, through double reception room with front bay window and direct access to the garden. There is a guest cloakroom and utility room and at the rear is a spacious kitchen / breakfast room with French doors leading to the garden and an additional side storage room.

On the first floor, there are three double bedrooms including a main bedroom to the front with a bay window and plenty of fitted wardrobes. There is a single bedroom / study, a family bathroom and a shower room off a central landing. The second floor boasts a fifth bedroom with an en-suite bathroom and abundance of eaves storage space.

Madrid Road is a wonderful residential road in Barnes. Barnes is a small community with a beautiful village at its heart. The village perfectly balances city and country living thanks to its easy London transport links and the green spaces of Barnes common, Barnes green with its famous duck pond, the London wetland centre and the world famous Richmond Park close-by.

CHESTERTONS



Madrid Road

Barnes, SW13

- A Delightful Semi Detached House
- 5 Bedrooms
- Recently Redecorated
- Off Street Parking
- 70 ft Landscaped Garden
- Chain Free
- EPC Rating D



Location / Schooling / Transport

An ideal location for families, the area has outstanding state and private school options, including St Paul's boys and juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools to name a few. There are everyday amenities such as dry cleaning, small supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes, delis and restaurants. Local favourites include Alma cafe, the Red Lion pub and Church Road restaurant. Barnes village also holds a farmers market every Saturday. For the sports enthusiasts, The Riverside Health Club is just across Barnes Bridge while Rocks Lane offers a wide range of sporting activities.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are regular bus routes towards Hammersmith (Hammersmith Bridge open to foot traffic), which benefits from an underground network and further buses.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Richmond Upon Thames

Council Tax Band: G This property is in a conservation area CA76 Madrid Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Barnes Village Sales

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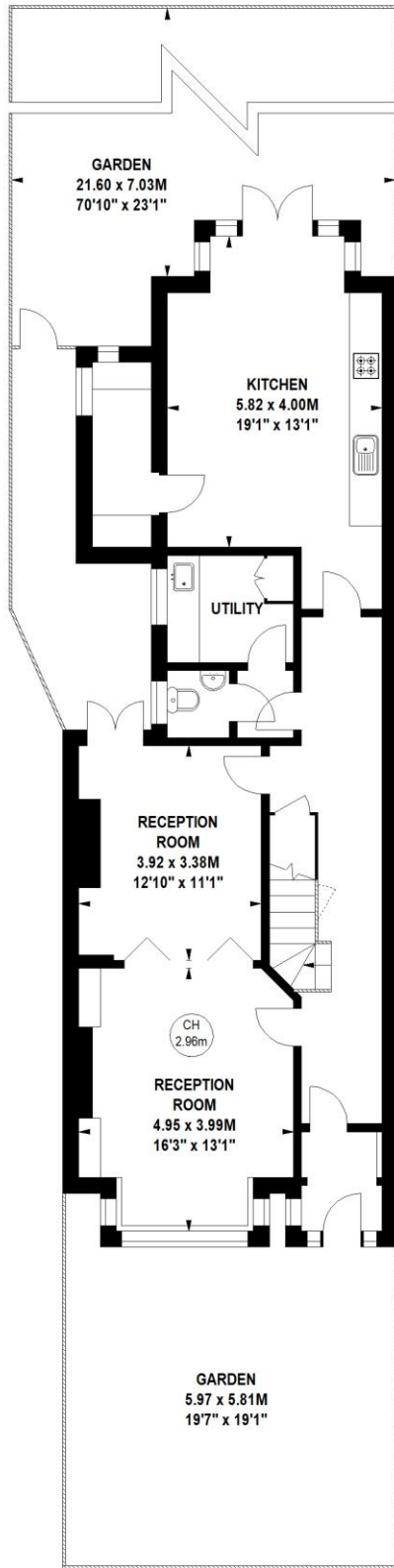
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**Madrid Road,
Barnes,
London, SW13**

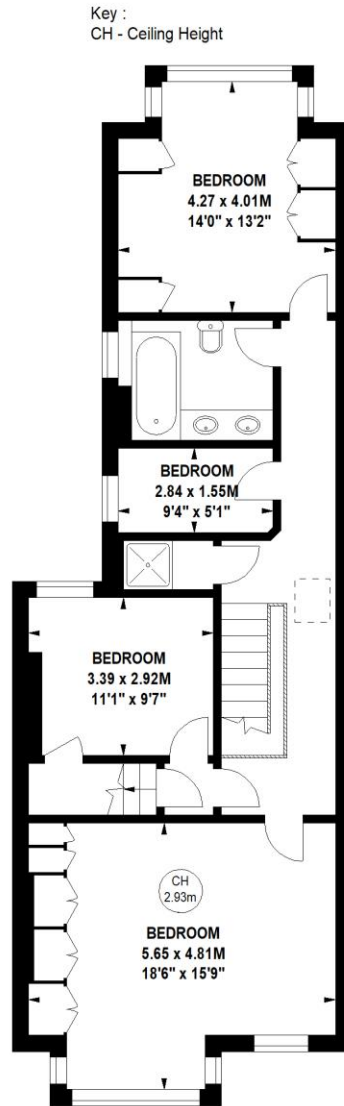
Approximate gross internal area

211.63 sq m / 2278 sq ft
(Including Eaves Storage)

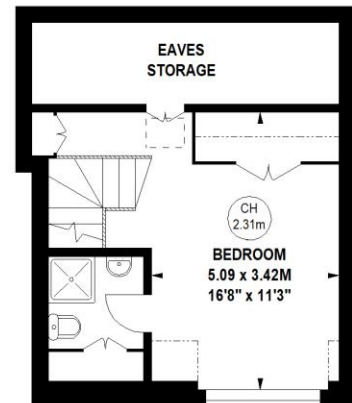
Eaves Storage
8.45 sq m / 91 sq ft



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

