



# Suffolk Road

Barnes, SW13

Asking Price  
£3,400,000

An exceptional, detached house of superb quality positioned on a generous plot, with many stunning features and a charming character. Set behind a gated front entrance this prominent house has been upgraded in recent years and is maintained to an exceptional standard.

It is located on this highly regarded road in Barnes close to the Harrodian School and is approached via a mature front garden and an off street parking space.

Internally comprising a spacious, formal front reception room with through hall and a front study. There is a rear reception room with doors to a garden room, a utility room and a side door. The kitchen has recently been fully updated and now boasts a fabulous central island, high quality units and appliances and a dining area to the rear with sliding doors onto the garden.

The first floor offers a selection of bedrooms off a central landing including a wonderful principle bedroom with walk through wardrobe and an elegant ensuite bathroom. There are two further double bedrooms, another lovely bathroom and study. The top floor offers two cleverly designed bedrooms with excellent natural light, a shared bathroom and plenty of eaves storage space.

Externally there is a side storage area and a beautifully manicured garden with patio area, planted borders, lawn and a garden studio with water and electricity.

**CHESTERTONS**



# Suffolk Road

Barnes, SW13

- A Detached House of Exceptional Quality
- Generous 77 ft Landscaped Garden
- Off Street Parking
- 5 Bedrooms and Study
- Extensive Ground Floor Living Accommodation
- Additional Garden Studio
- EPC Rating D

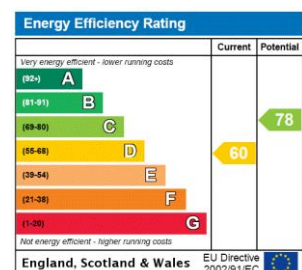


## Location / Transport / Schooling

Suffolk Road is a popular residential road in Barnes, moments from the river Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The Village also hosts a weekly Farmers' Market.

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. There are some excellent schools in the area, including St Paul's Boys & Juniors, The Harrodian and The Swedish School.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** H



## Chestertons Barnes Village Sales

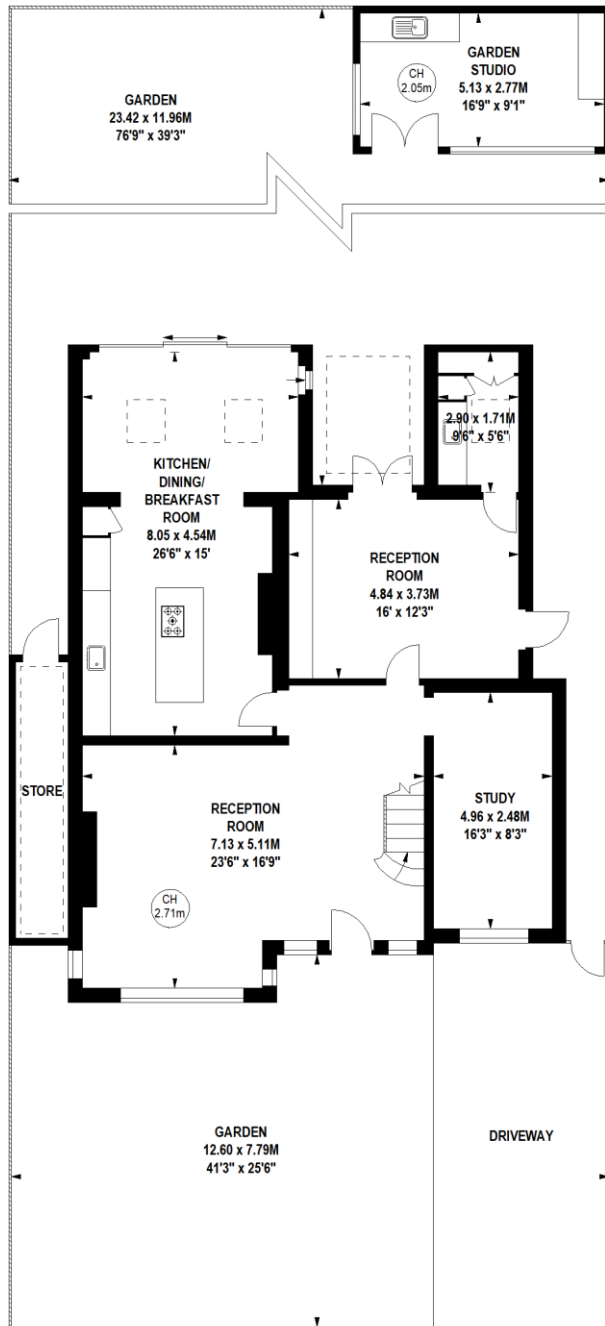
68-69 Barnes High Street  
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## Suffolk Road, SW13

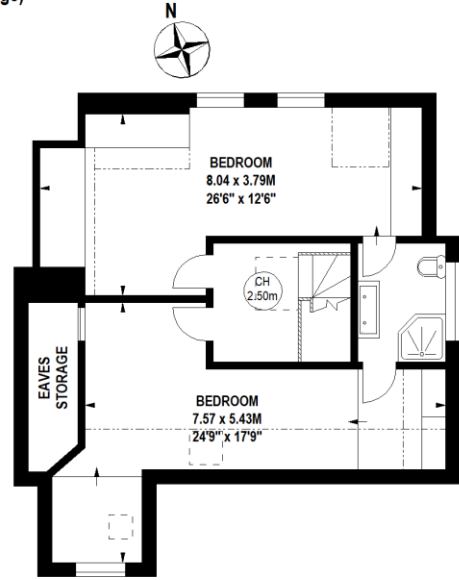
Approximate gross internal area  
284.37 sq m / 3061 sq ft  
(Including Garden Studio & Eaves Storage)

Eaves Storage  
3.53 sq m / 38 sq ft  
Garden Studio  
14.40 sq m / 155 sq ft

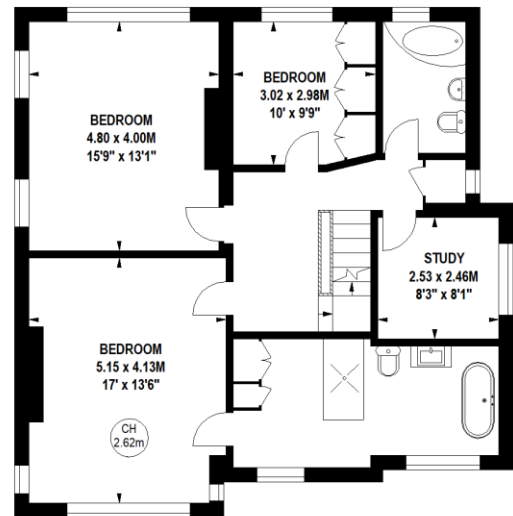
Key :  
CH - Ceiling Height



Ground Floor



Second Floor



First 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

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