



# Barnes Avenue

Barnes, SW13

Asking Price  
£1,650,000

A superb end of terrace family house that was rebuilt just under ten years ago and is now presented in excellent condition with 3 / 4 bedrooms, a stunning landscaped garden and off street parking for several cars.

Comprising a front porch, wide hall way with leads through to a spacious reception and dining room with excellent natural light and double door access onto the garden. There is a modern fully fitted kitchen with breakfast bar, a guest cloakroom that could be converted into a shower room and a study or further bedroom on the ground floor.

On the first floor there is a main bedroom suite with a generous walk in wardrobe and shower room and a further bedroom with en-suite shower room. There is a further double bedroom on the top floor with a bathroom and abundance of eave storage space.

At the front of the house is paved parking for several cars and mature boundary planters. The rear garden overlooks playing fields and has been transformed into an oasis with beautiful planted pockets, a decked seating area and with a separate work shed with electricity.

You'll find 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.

**CHESTERTONS**



# Barnes Avenue

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- A Modern 3 / 4 Bedroom End of Terrace House
- Stunning Garden
- Very Well Presented
- Excellent Natural Light
- Off Street Parking for Several Cars
- Chain Free
- EPC Rating C



## Location / Transport / Schooling

Barnes 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. An ideal location for families, the area has outstanding state and private school options, including St Pauls boys and juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent services into London Waterloo, with Hammersmith tube station also just across Hammersmith bridge (currently accessible by foot only).

**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(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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Barnes

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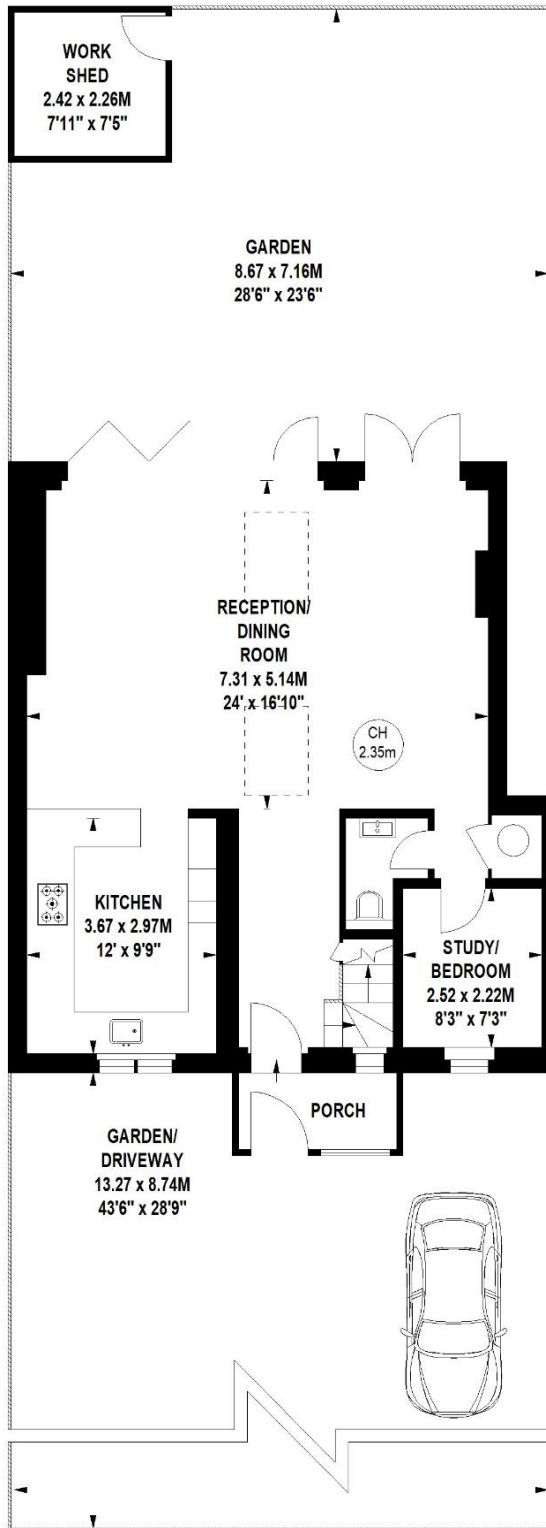
chestertons.co.uk

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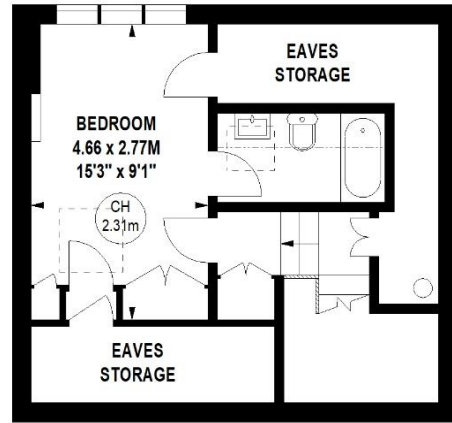
Approximate gross internal area  
**149.75 sq m / 1612 sq ft**  
 (Excluding Void & Including Eaves Storage)  
 Eaves Storage  
**11.52 sq m / 124 sq ft**



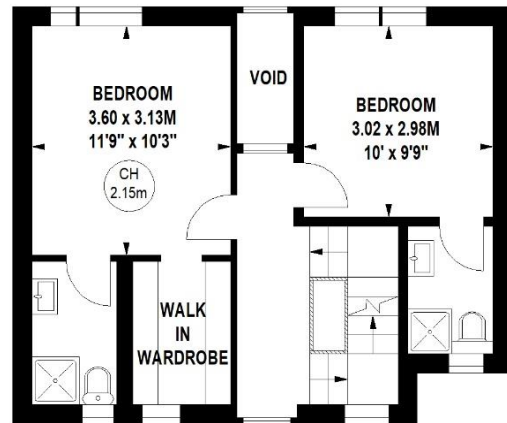
Key :  
 CH - Ceiling Height



**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

