



# Suffolk Road

Barnes, SW13

Asking Price £2,100,000

A rarely available and substantial, linked, semi-detached house on this prime Barnes village Road. This wonderful family house comes to the market for the first time in many years and has plenty of potential to develop and extend, subject to planning permission (STPP).

Approached via a pretty front garden and one off-street parking space and internally comprising a wide entrance hallway with front reception room and bay window and a guest cloakroom. There is a generous dining room leading to the kitchen at the rear of the house and a utility room. The dining room adjoins a double reception room providing excellent open plan accommodation. The reception room and kitchen both have doors leading to a mature garden with paved and planted areas which is not overlooked. There is off street parking at the front of the house as well as an integral garage.

On the first floor, there are four double bedrooms, including a principle bedroom with en-suite bathroom and a further family bathroom. There is a large loft space that can be converted into further bedrooms / bathrooms (STPP).

Suffolk Road is a desirable south west London address, offering a balance of village-style living and convenient commuting. Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village also offers an array of High Street favourites, Rick Stein's on the river and The Olympic Studios cinema and dining room. There are everyday amenities such as dry cleaning, small supermarkets and coffee spots on your doorstep, alongside a selection of pubs, cafés, delicatessens and restaurants. Local favourites include Alma Café, The Red Lion pub and Church Road restaurant. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities.





# Suffolk Road

## Barnes, SW13

- Generous Linked Semi-Detached House
- Prime Barnes Location
- Four Bedrooms
- Lovely Garden
- Off Street Parking and Garage
- Potential to Extend (STPP)
- Chain Free



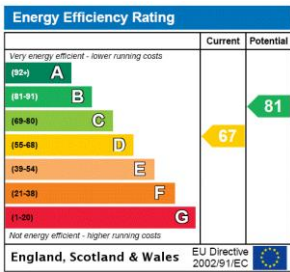


### Schooling and Transport

Convenient transport links are at Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closet Tube (approx. 1.3m Google) currently accessed by foot over Hammersmith Bridge, offering the District, Piccadilly and Hammersmith and City lines into central London and directly to Heathrow Airport.

There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

**Tenure:** Freehold  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** G



### Chestertons Barnes Sales

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# Suffolk Road, SW13

Approximate gross internal area

275.97 sq m / 2970 sq ft

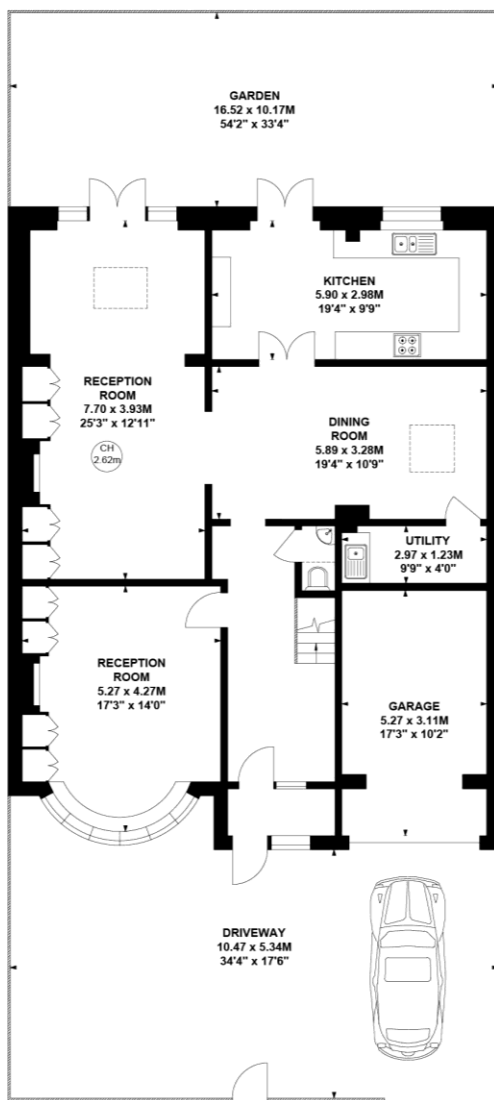
(Including Loft & Garage)

Loft : 58.52 sq m / 630 sq ft

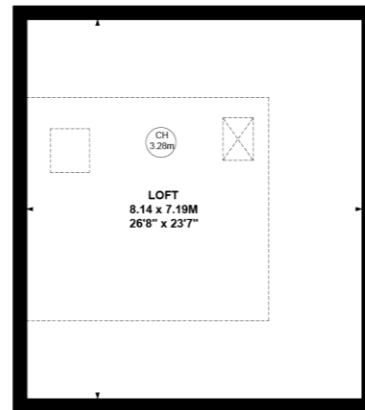
Garage : 16.39 sq m / 176 sq ft

Key :

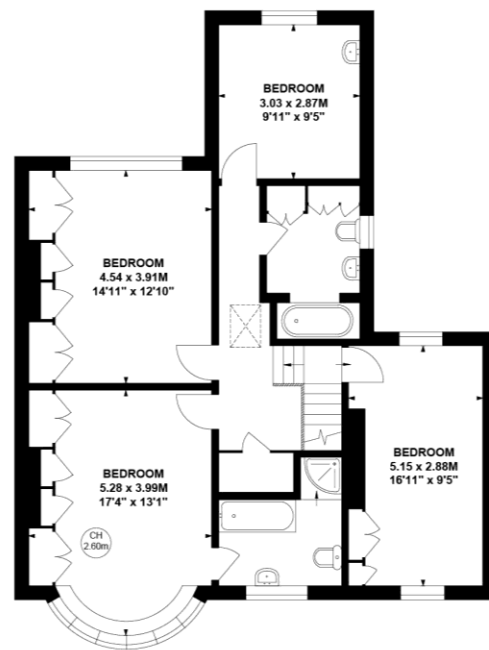
CH - Ceiling Height



Ground Floor



Loft



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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