



Clavering Avenue

Barnes, SW13

Asking Price
£1,695,000

A wonderful end of terrace house situated on this quiet residential road near Hammersmith Bridge and the river Thames in Barnes. This traditional family house is presented in good condition and offers four bedrooms, generous living space, side access, a lovely garden and offer street parking.

Comprising a wide entrance hall with guest cloakroom and a door into a cosy front reception room with a bay window and fireplace. At the rear of the house there is a further reception room with French doors onto the garden and adjoining is a Harvey Jones Shaker style kitchen with breakfast bar and extended dining room with good natural light and access onto a good size mature garden with additional store area to the side of the house.

On the first floor there is a spacious landing with access to three double bedrooms including a main bedroom with en-suite bathroom, a family bathroom and a large utility area. All bedrooms have ample fitted wardrobe space. On the second floor there is a further bedroom and bathroom as well as small kitchenette and large eaves storage space.

Clavering Avenue is well-positioned for nearby shops and restaurants on Castelnau, with access to the towpath by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

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

CHESTERTONS



Clavering Avenue

Barnes, SW13

- A Wonderful End Of Terrace House
- 4 Bedrooms
- Generous Living Space
- Attractive Garden
- Side Access
- Off Street Parking
- EPC Rating D



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		
A (91-100)		82
B (81-90)		
C (69-80)		
D (55-68)	67	
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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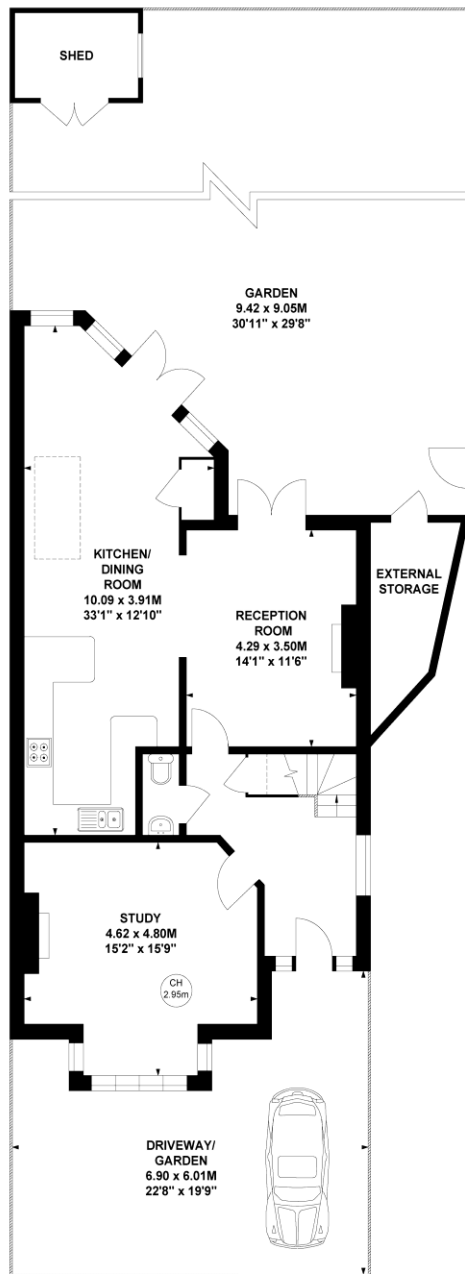
Clavering Avenue, SW13

Approximate gross internal area

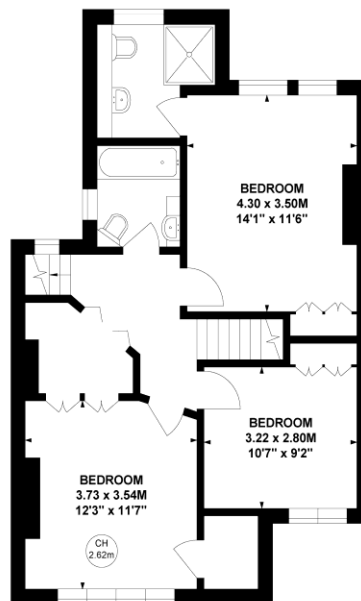
185.78 sq m / 1999 sq ft
(Including Eaves Storage)

Eaves Storage
9.40 sq m / 101 sq ft

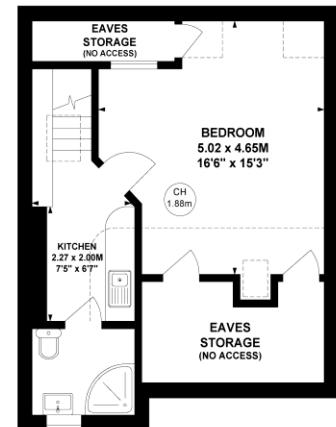
Key :
CH - Ceiling Height



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

