



Elm Grove Road

Barnes, SW13

Asking Price
£2,000,000

A well-proportioned, five bedroom end of terrace family home set on a popular tree-lined residential road in Barnes Village. This lovely period property offers a west facing garden and rear side access.

The ground floor boasts natural light throughout and provides a generous double reception room, a modern open-plan kitchen and dining room with a separate utility room and bi-folding doors onto the garden. There is also a guest cloakroom, plenty of built-in storage space and a small patio.

Upstairs, the first floor accommodation comprises three large double bedrooms, a well-appointed bathroom with a free-standing bathtub and a separate shower, as well as an additional cloakroom. On the second floor, are two further spacious double bedrooms, a shower room and ample eaves storage space.

Elm Grove Road is a renowned road in Barnes, well-located off Church Road, close to the Olympic Cinema and Barnes Common. 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 mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently 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 and St Odmond's Primary, Barnes Primary and Lowther Primary schools.

CHESTERTONS



Elm Grove Road

Barnes, SW13

- A Wonderful End of Terrace House
- Open-Plan Kitchen & Dining Room
- Five Double Bedrooms
- West-Facing Garden
- Chain Free



Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G

Please Note: some older photos used.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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 Sales

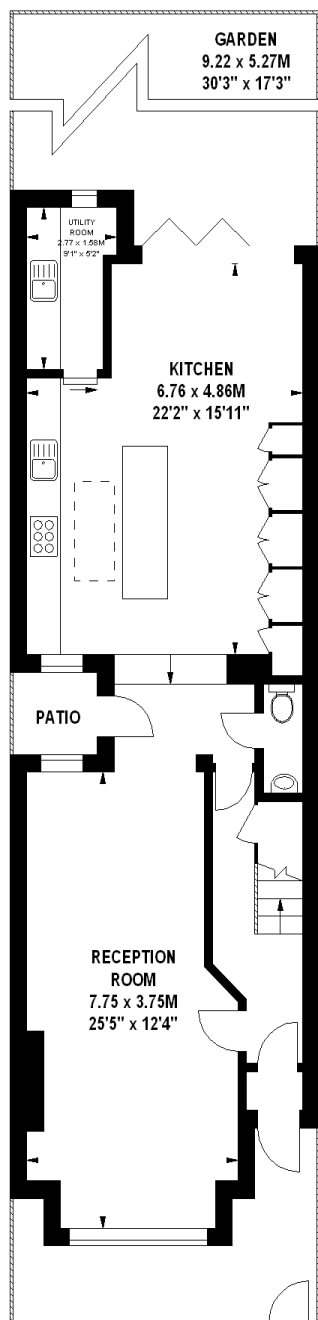
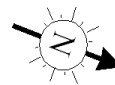
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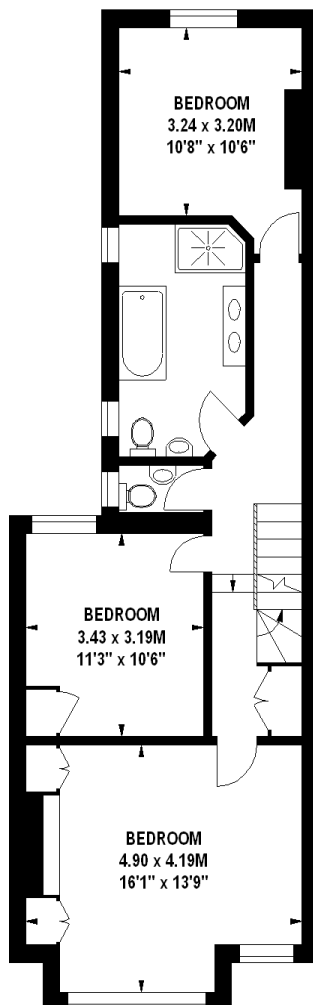
Approximate gross internal area

191.37 sq m / 2060 sq ft
(Including Eaves Storage)

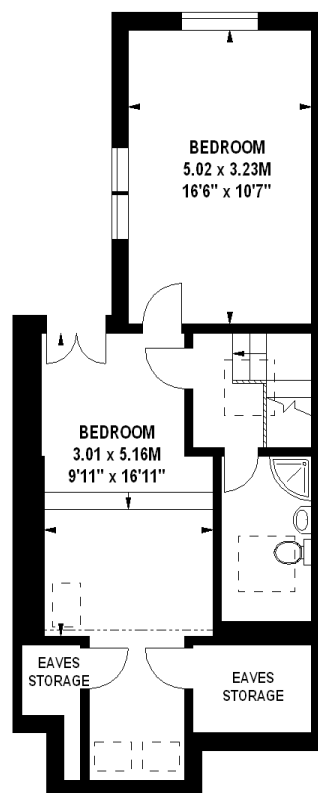
Eaves Storage
6.22 sq m / 67 sq ft



Ground Floor
814 sq ft



First Floor
694 sq ft



Second Floor
485 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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