



Elm Grove Road

Barnes, SW13

Asking Price £2,150,000

A beautifully presented five-bedroom house, located on this popular road in Barnes Village, boasting just under 2,200 sq. ft. of internal space and a charming garden.

This attractive bay-fronted home comprises a front entrance porch through to a hallway with a cloakroom and with access into a formal front reception room, which leads through to a second reception room, currently used as a TV room. There is dual access to the rear of the house, which boasts a very light and spacious kitchen with central island, plenty of cupboard space and a dining area. There are large floor-to-ceiling bi-fold doors leading onto a lovely garden, of approximately 51 ft., with planted borders and two patio seating areas.

On the first floor, there are four bedrooms including a full-width main bedroom to the front and a modern family bathroom. On the top floor, there is a spacious bedroom and generous bathroom, as well as eaves storage space to the front and rear. There is scope to develop the top floor further (subject to planning permission). The majority of the house has solid wood flooring and there is a small utility cupboard and storage on the ground floor.

Elm Grove Road is a lovely tree lined 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, award-winning restaurants and the famous duck pond. Barnes Village also hosts a weekly Farmers' Market.

CHESTERTONS



Elm Grove Road

Barnes, SW13

- Wonderful Five Bedroom House
- Very Well-Presented
- Attractive Garden
- Spacious Kitchen / Living Area
- Barnes Village Location
- Chain Free
- EPC Rating D



Location / Schooling / Transportation

Barnes is surrounded, on three sides, by the River Thames, providing lovely walks, and is home to the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

Convenient transport links are at nearby Barnes or Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to pedestrian and bicycle traffic), which benefits from an underground network and further buses. 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

* This property is in conservation area CA32 Barnes Common

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(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

68-69 Barnes High Street
Barnes
London
SW13 9LD
barnes@chestertons.co.uk
020 8748 8833
chestertons.co.uk

Elm Grove Road, SW13

Approximate gross internal area

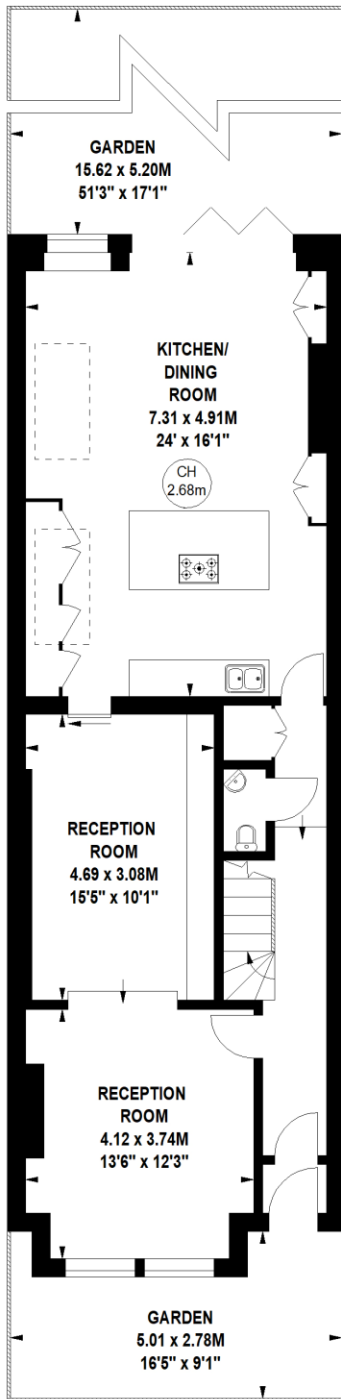
203.54 sq m / 2191 sq ft

(Including Eaves Storage)

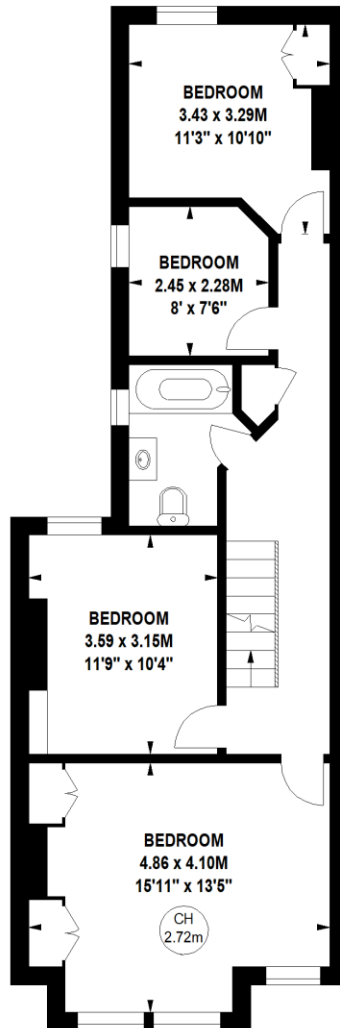
Eaves Storage

22.95 sq m / 247 sq ft

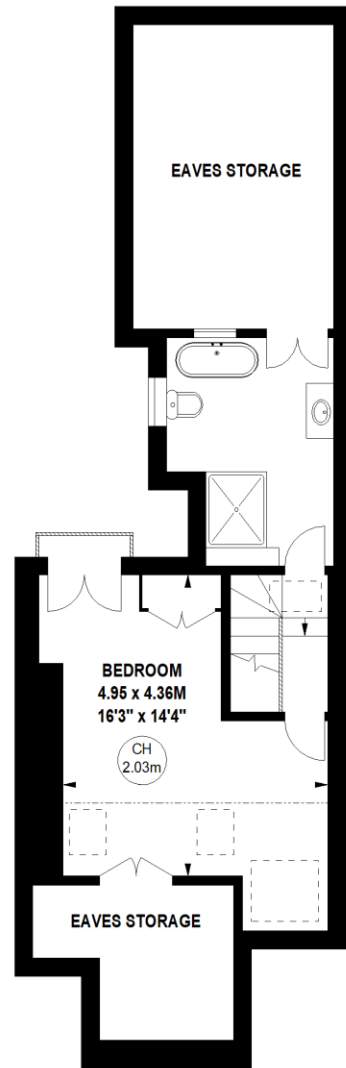
Key :
CH - Ceiling Height



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

