



Madrid Road

Barnes, SW13

Asking Price
£2,000,000

A spacious, six bedroom, semi-detached house located on this popular residential road in Barnes, with a wonderful 71 ft garden. This lovely family house is set over three floors with a generous loft conversion and offers potential to reconfigure and extend on the ground floor.

Comprising a wide entrance hall with an adjoining formal reception room with bay window. Then through to a dining room and further to the kitchen which has access to the garden. There is another reception room to the rear of the house with a conservatory that also leads onto the garden. The garden is approximately 71 ft. long and has a patio area, mature lawn, planted borders and side access from the front of the house.

The first floor comprises a wide landing, leading to four double bedrooms and a family bathroom with separate cloakroom. The top floor boasts a large full width bedroom with a balcony overlooking the garden, a further bedroom with plenty of wardrobe space, a shower room and eaves storage.

Madrid Road is a wonderful residential road in Barnes. Barnes is a small community with a beautiful village at its heart. The 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.

CHESTERTONS



Madrid Road

Barnes, SW13

- A Spacious 6 Bedroom House
- Semi Detached
- Popular Road in Barnes
- Large Garden
- Potential to Extend
- Chain Free
- EPC Rating D



Location / Transport / Schooling

An ideal location for families, the area has outstanding state and private school options, including St Paul's boys and juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools to name a few. There are 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.

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

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G This property is in a conservation area CA76

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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Approximate gross internal area

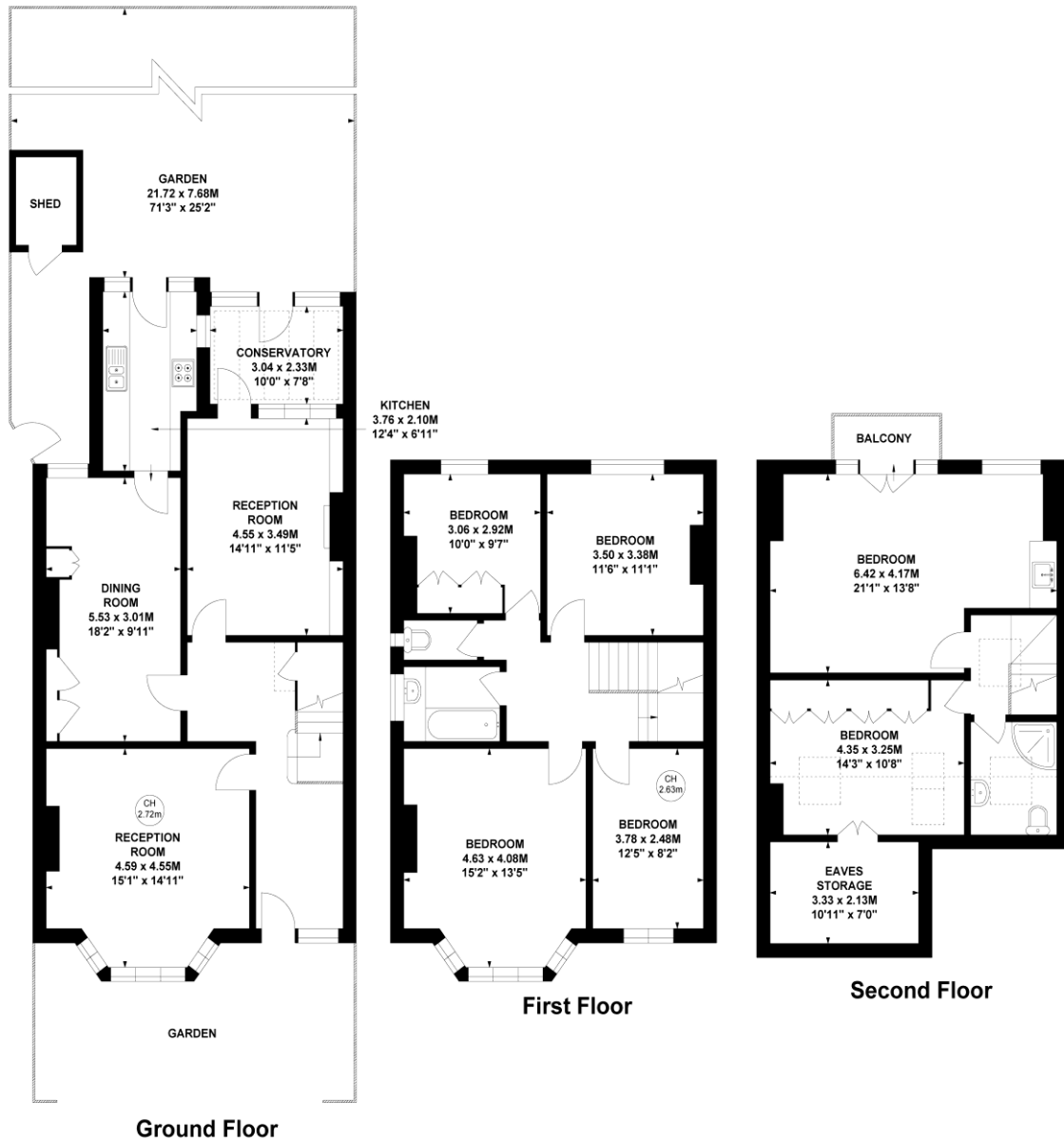
206.96 sq m / 2228 sq ft

(Including Eaves Storage)

Eaves Storage : 7.09 sq m / 76 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only