



Ullswater Road

London, SW13

Guide Price
£1,950,000

A substantial semi detached house on this lovely quiet residential road in Barnes. This wonderful family house comes to the market with plenty of potential to develop and extend (subject to planning permission), off street parking and side access to a mature and very attractive, west facing garden.

The property has previously been extended to add a ground floor study and large first floor bedroom with windows to the front and back. It is approached via a pretty front garden and comprises an entrance hallway with a front study and a front dining room or further reception room. Off the hallway is a guest cloak room with shower and ample storage. To the rear of the house is a formal reception room with French windows opening onto a garden patio, a spacious kitchen/breakfast room, adjoining utility room, side access and an attractive, heated conservatory that leads onto a very pretty 70 ft garden, with a brick shed incorporated into the rear of the house.

On the first floor there are four bedrooms – three large doubles and a single - and a family bathroom. There is a large loft space which is currently used for storage and is ripe for development into more bedrooms.

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has 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 such as Rick Stein and Riva as well as the famous duck pond.

CHESTERTONS



Ullswater Road

London, SW13

- A Substantial Semi Detached House
- Quiet Road in Barnes
- West Facing Garden
- Potential for Extension (STPP)
- Off Street Parking
- EPC Rating D

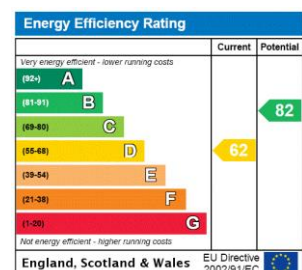


Location and Schooling

Ullswater Road is a quiet road adjoining Suffolk and Ferry Road. There are convenient transport links at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. Hammersmith Station is the closet Tube with four lines and currently accessed by foot over Hammersmith Bridge.

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
Service Charge: £0
Ground Rent: £0
Local Authority: Richmond Upon Thames
Council Tax Band: G



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Ullswater Road, SW13

Approximate gross internal area

224.35 sq m / 2415 sq ft

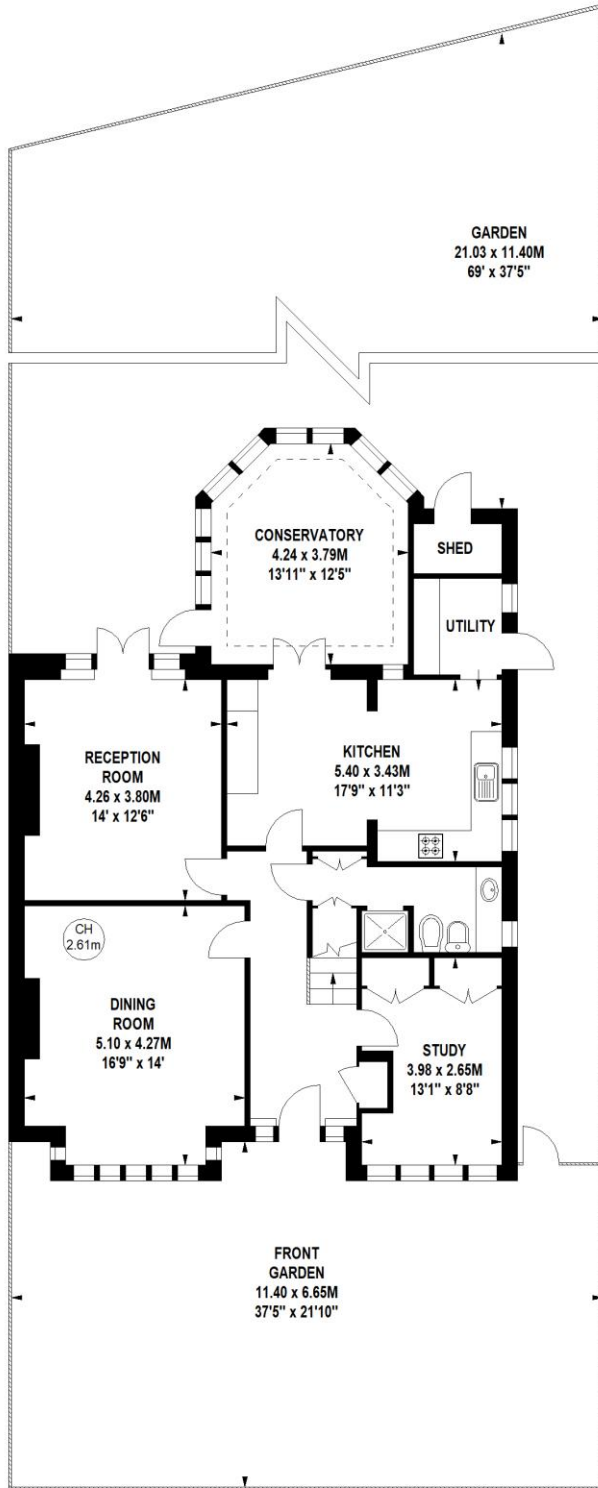
(Including Loft & Excluding Shed)

Loft area

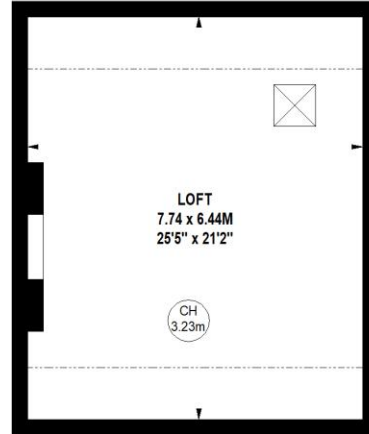
49.98 sq m / 538 sq ft



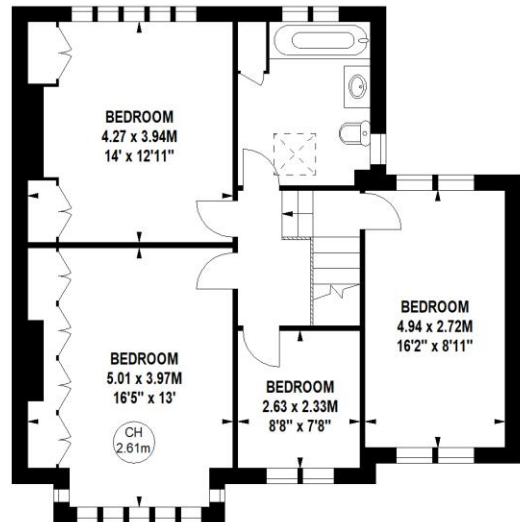
Key :
CH - Ceiling Height



Ground Floor



Second Floor



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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