



Chester Close

Queens Ride, SW13

Asking Price £1,000,000

Nestled within an exclusive development of just twenty houses, this attractive mid-terraced home offers a rare blend of tranquil, village-style living and superb city connectivity. The property is approached via beautifully maintained communal gardens that create a welcoming sense of arrival. Internally, the home combines generous living spaces, a private rear garden, secure garage parking, and significant potential for future expansion and modernisation.

Upon entering, you are greeted by a wide entrance hallway. This floor is designed for practical family living, featuring a convenient guest cloakroom, a dedicated storage cupboard, and useful under-stairs storage. The ground floor layout includes a generously sized kitchen with ample preparation space, which leads seamlessly into an expansive reception and dining room. Filled with natural light, this living space easily accommodates a large dining table and opening directly onto the private garden, making it ideal for entertaining.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom spans the full width of the house and benefiting from extensive floor-to-ceiling fitted wardrobes. The remaining two bedrooms offer excellent flexibility, making them perfect for children, guests, or a dedicated home office. Additionally, a substantial loft space is accessed via a pull-down ladder, offering incredible potential to convert into a fourth bedroom, subject to the standard planning permissions and Directors' approval.

The outdoor spaces and parking facilities are a major highlight of this Southwest London home. The private rear garden serves as a peaceful, low-maintenance outdoor retreat and features invaluable rear pedestrian access directly onto Hallam Road. The property also benefits from a highly coveted secure garage, providing premium off-street parking or excellent additional storage.

CHESTERTONS



Chester Close

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- Attractive Three-Bedroom House
- Potential To Extend/Update (STPP)
- Private Garden
- Rear Access
- Separate Garage
- Well-Maintained Communal Gardens
- Chain Free
- EPC Rating C



Location and Transport

Situated just off Lower Common South, Chester Close boasts immediate, picturesque views over the green open spaces of Putney Lower Common. This premier location offers a peaceful lifestyle while remaining close to the vibrant shops and cafes of Barnes and Putney.

Transport links are excellent, with Barnes Station just a short walk away providing regular, direct train services into London Waterloo. For alternative routes across the capital, there are several bus routes that run from Putney Common, offering a direct, scenic journey through Fulham and Chelsea straight into the West End.

Tenure: Freehold

Service Charge: Approximately £1,120 per annum
(inc. gardening, communal water, electricity & maintenance)

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F

Please note: There is an additional £832 p.a paid to fund external redecoration works – estimated for 1-3 years

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate gross internal area
100.62 sq m / 1083 sq ft
(Excluding Loft & Excluding Garage)
Loft : 47.54 sq m / 512 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**