

STONE



West Barnes Lane KT3

£900,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



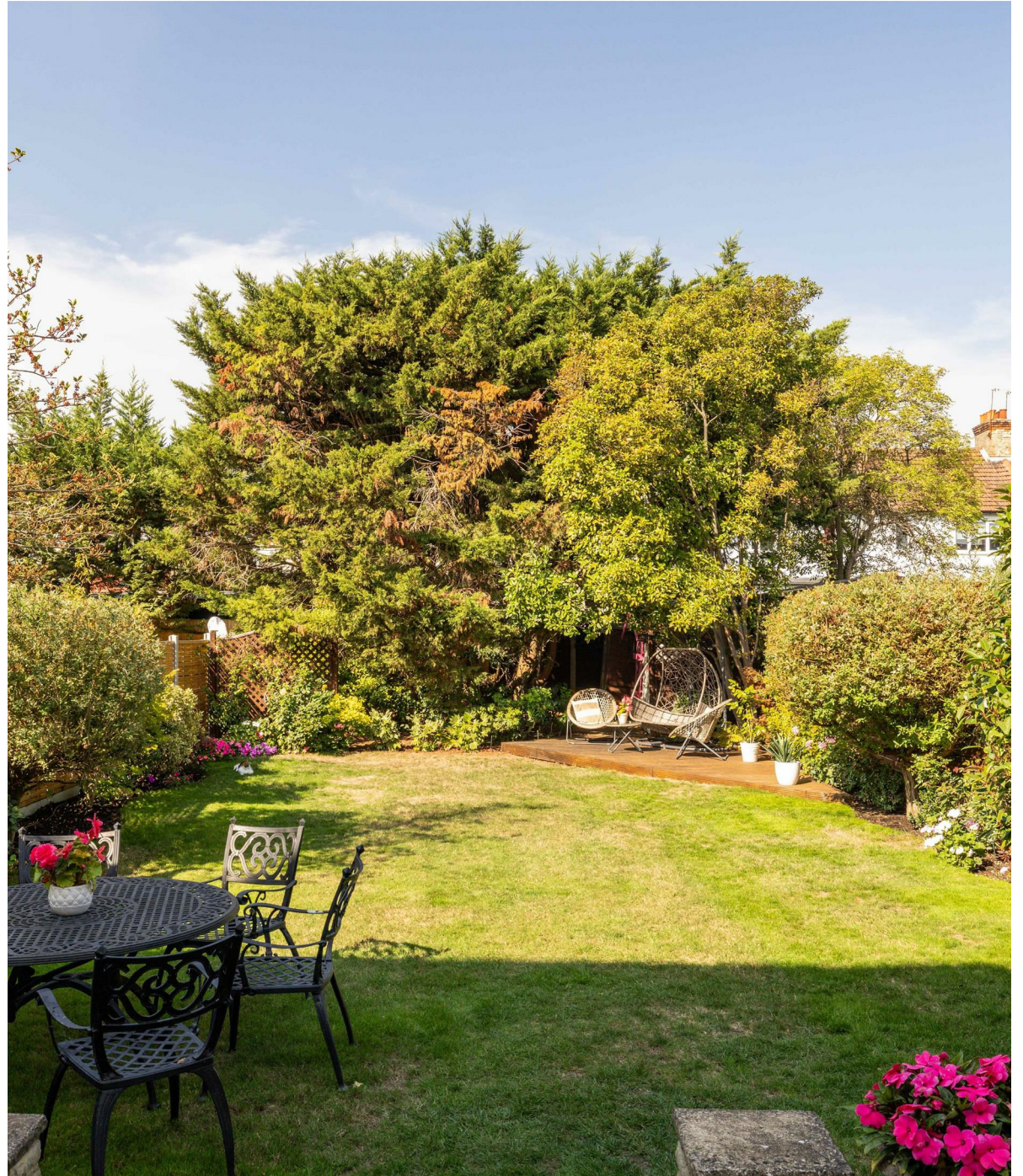
Behind its characterful bay-fronted exterior, the accommodation extends to approximately 1,299 sq ft, excluding the garage, and is arranged over three floors. Two connecting reception rooms provide room for family meals, entertaining and everyday relaxation, with French doors opening from the rear reception onto the garden. A separate kitchen also offers direct access outside.

The first floor provides two generous double bedrooms, a fourth bedroom equally suited to a nursery or home office, and a family bathroom with both a bath and separate shower. Occupying the top floor, the principal bedroom benefits from an en-suite shower room and eaves storage, creating a welcome retreat at the end of a busy day.



The garden is a particular highlight. A generous lawn, mature planting and established borders create a lovely setting for children to play, summer lunches and relaxed weekends together. A terraced patio to the side and a further decked seating area capturing the afternoon sun at the rear offer different places to enjoy the outdoors. To the front, a paved driveway provides off-street parking with stunning shrubbery that captures the beauty and access to the garage.

With its existing family accommodation and scope to explore further extension or reconfiguration, subject to planning permission and the necessary approvals, this is a home with room for the future as well as space to enjoy today.

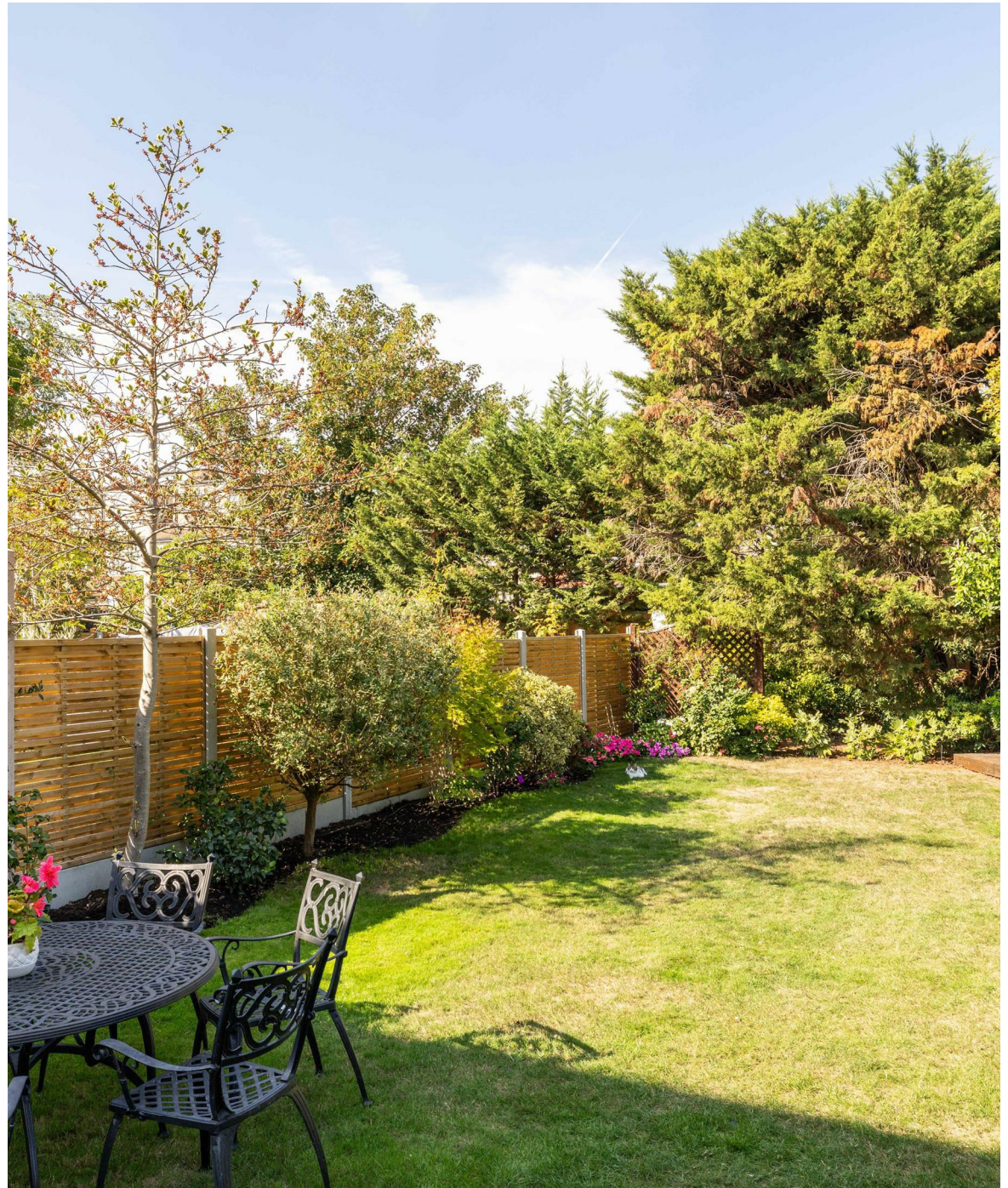






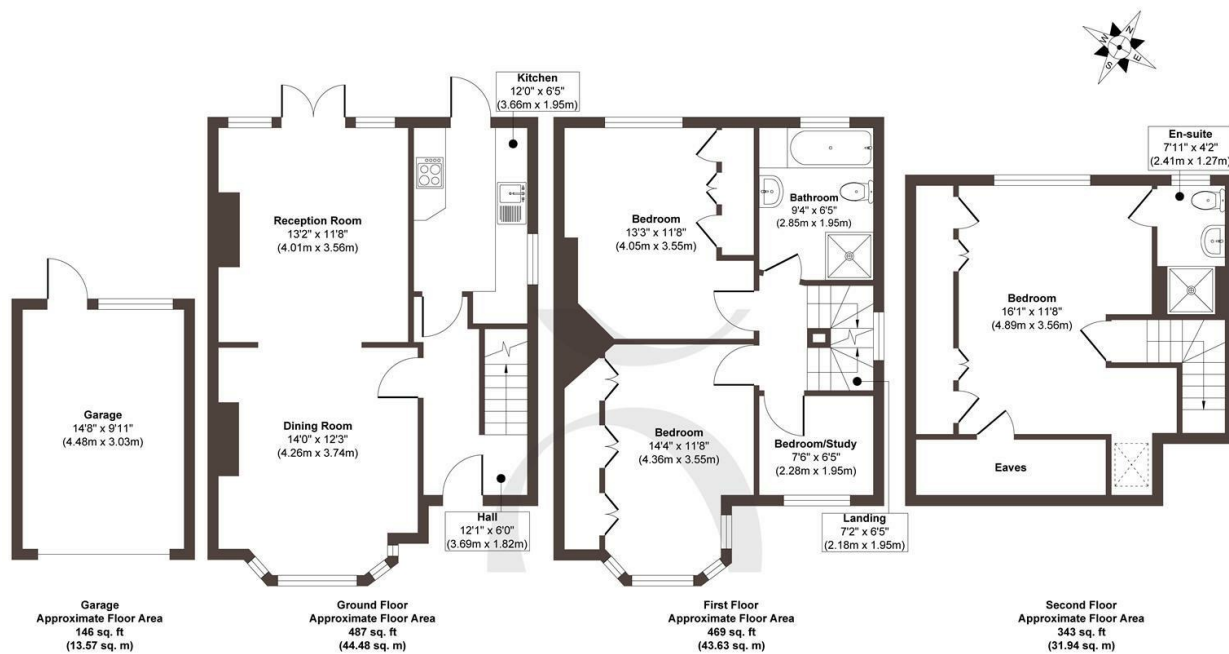
The location brings together the practicalities of family life and the pleasures of southwest London. Local shops and everyday amenities are close at hand, while Motspur Park station offers direct services to Wimbledon and London Waterloo for commuting and days out.

Schools in the surrounding area include West Wimbledon Primary, adding to the appeal for families planning their next chapter. Wimbledon's shops, restaurants and leisure options are within easy reach, while Wimbledon Common and Richmond Park offer opportunities for weekend walks and outdoor adventures.









Approx. Gross Internal Floor Area 1445 sq. ft / 133.62 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1299 sq. ft / 120.05 sq. m (Excluding Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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The Details

- Attractive four bedroom semi-detached family home
- Stunning established rear garden with lawn and mature planting
- Driveway and garage
- 5 minute walk to Molspur Park Train Station
- Top floor principal bedroom with en-suite shower room @ Useful fitted storage and eaves space
- Potential to extend or reconfigure, subject to the necessary consents
- Local shops, everyday amenities and schools close by
- Separate kitchen with direct garden access
- Two connecting reception rooms
- London rail connections, with Wimbledon and Richmond Park within reach

Energy Performance Certificate (EPC)

Band

Council Tax Band

E



STONE

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