



Baronsmead Road

Barnes, SW13

Asking Price
£3,500,000

A beautiful six bedroom, semi-detached house located on this premier Barnes Village road. This attractive family home has been extended and upgraded in recent years and boasts a delightful landscaped garden.

The ground floor comprises an entrance hall, which leads into a formal double reception room with bay windows and excellent natural light, then further through to a study and door for side access to the front of the house. At the rear of the house, is a wonderful kitchen with a central island, plenty of fitted units and then through to a dining area with vaulted ceiling and full width bi-fold doors leading to the garden. There is a generous utility room and ground floor cloakroom. The 58 ft garden is meticulously manicured and offers a patio area, lawned section, planted borders and a further seated area and storage shed.

On the first floor, there are three double bedrooms, including a full width front bedroom with bay windows and a modern family bathroom. On the second floor there are two further double bedrooms and a bathroom and on the second floor half landing there is a further bedroom. All bedrooms have ample fitted wardrobes. There is also a cellar which has been modernised with flooring and is currently used for storage.

Baronsmead Road is a lovely tree lined road in Barnes, located off Castelnau and is close to the Olympic Cinema. 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.



Baronsmead Road

Barnes, SW13

- Superb Semi-Detached House
- Six Bedrooms
- Prime Barnes Village Road
- Landscaped Garden
- Cellar
- High Specification
- EPC Rating D



Location / Schooling / Transport

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 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 foot 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: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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