



## BARNES AVENUE, SW13

£800,000

Reconstructed boot house  
Three bedrooms  
Single guest bedroom  
Off street car parking  
Home studio  
Potential for extension

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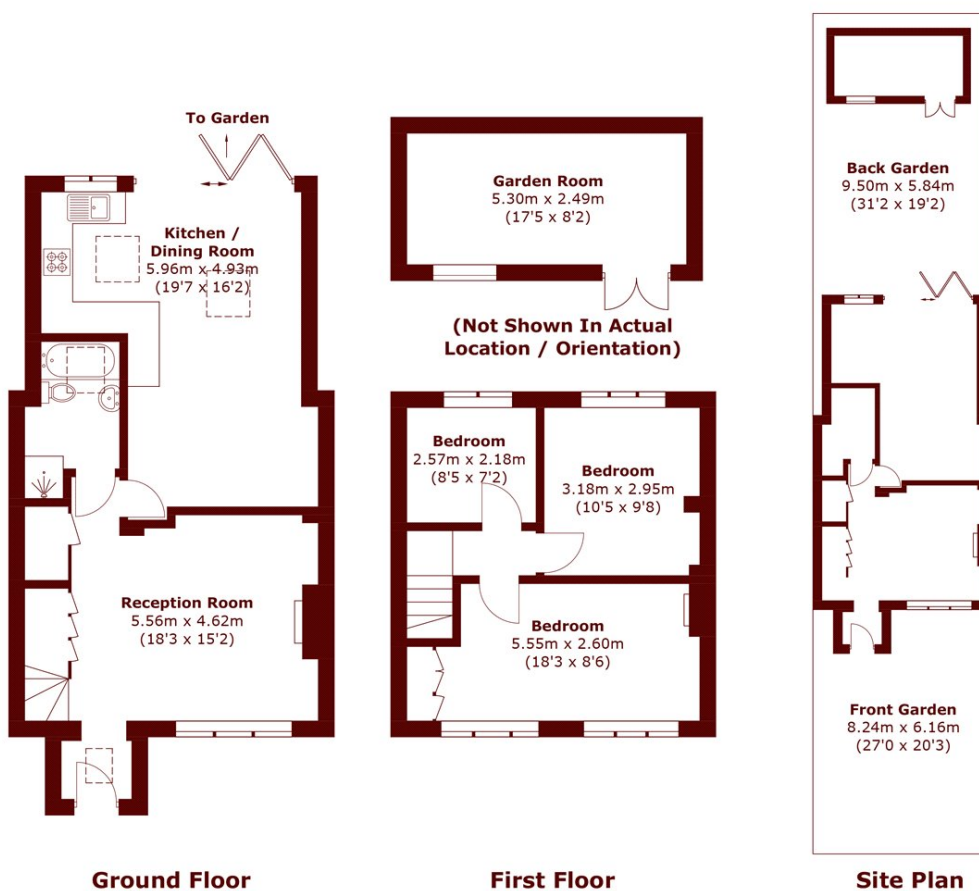
# ABOUT THE PROPERTY

A fantastic opportunity to purchase a modern three bedroom family home with potential to extend STPP. This property offers well-designed living spaces spread across two floors.

The entrance opens into a spacious reception room, offering a welcoming space for relaxation or entertaining. The reception room seamlessly leads into a modern, fully-equipped eat-in kitchen, providing ample room for dining and cooking. The large bifold doors lead you to the garden featuring an outbuilding perfect for a gym or additional study place. The property also benefits from a large driveway for off-street parking.



# STEP INSIDE BARNES AVENUE



Total area (approx.): 88.6 sq. m (953.6 sq. ft)  
Outbuilding : 13.4 sq. m (144.2 sq. ft)

**Barnes & East Sheen**  
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Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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