



Gerard Road

Barnes, SW13

Asking Price
£2,200,000

A rarely available and substantial semi detached house on this prime Barnes village Road. This wonderful family house comes to the market with a generous garden and with plenty of potential to develop and extend (Subject to planning permission).

Currently comprising on the ground floor a wide entrance hallway with front reception room, through to a cloakroom and further to a spacious reception room with conservatory and garden access. There is a kitchen with space for a breakfast table, with side and rear access. The garden is well maintained with lawn and planted borders.

On the first floor there are four double bedrooms, a family bathroom and a separate w/c. The loft is currently used for storage and could be converted into two double bedrooms and a bathroom or a main bedroom suite.

The property is located a short walk away from Barnes Pond and Green and the delights of the River Thames and towpath walks are on the doorstep. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The Village also hosts a weekly Farmers' Market.

There are some excellent schools in the area, including St Paul's, The Harrodian and the Swedish School, whilst for younger pupils there is St Paul's Juniors, Barnes Primary and St Osmund's (RC) Primary School.

CHESTERTONS



Gerard Road

Barnes, SW13

- An Unmodernised Semi Detached House
- Prime Barnes Village Road
- Generous Garden
- Scope to Extend / Develop (STPP)
- Chain Free
- Probate Granted
- EPC Rating E



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	64 E	
21-38	F		
1-20	G		

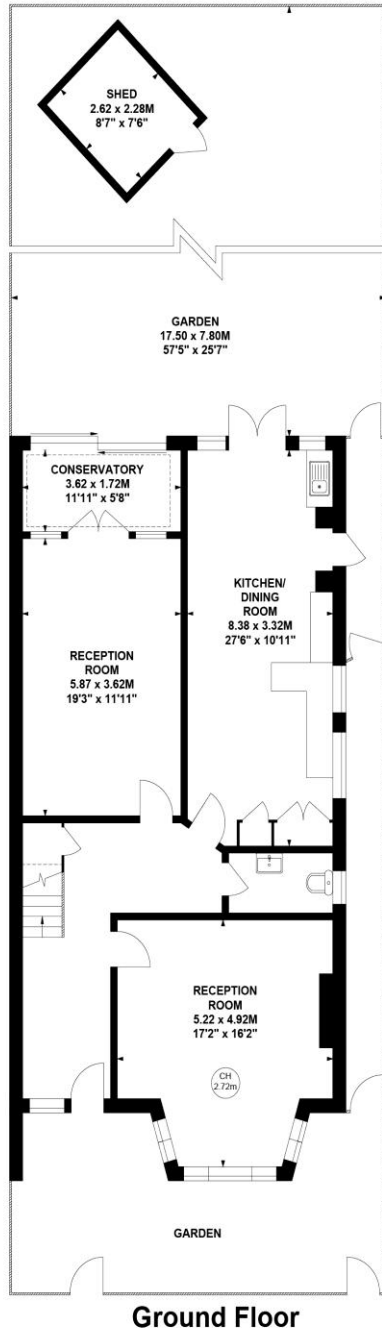
Chestertons Barnes Village Sales

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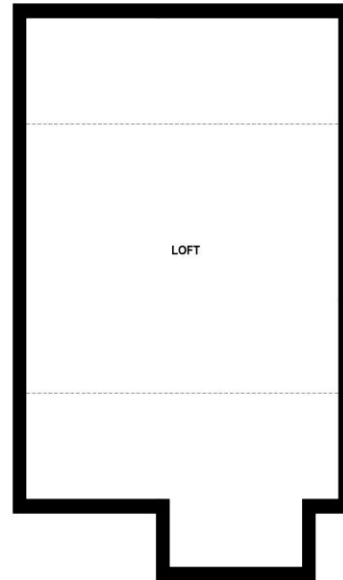
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Approximate gross internal area
178.10 sq m / 1917 sq ft

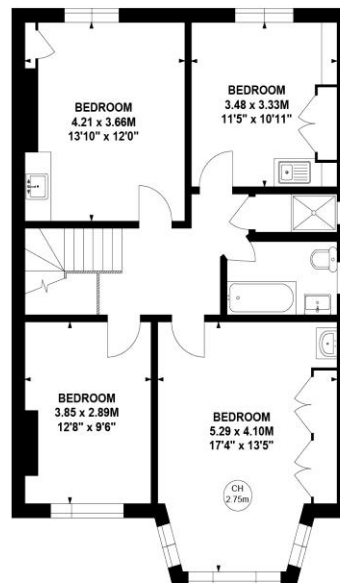
Key :
CH - Ceiling Height



Ground Floor



Loft



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**

