



Alderbury Road

Barnes, SW13

Guide Price
£1,200,000

A very well presented, end of terrace house, located in the popular area on Barnes. This three / four bedroom property offers off street parking, a lovely garden, side access and a spacious studio.

Comprising an entry porch leading through to the front reception room which then flows seamlessly into a generous kitchen and rear dining room / further reception room, all with wooden flooring. The kitchen is well equipped with excellent built in storage and there are large sky lights to allow plenty of natural light to flood the rear of the house. The ground floor is an ideal space for modern living and entertaining. Double doors lead onto a wonderful garden with decking and grassed area. There is a brick built studio with shower room and side storage room allowing for further accommodation, a study or gym area.

On the first floor there are two well proportioned double bedrooms and a well-appointed family bathroom. On the top floor there is a generous main bedroom with a contemporary en-suite shower room and good eaves storage space.

Alderbury Road is located close to Lonsdale Road and Castelnau, offering a balance of village-style living and convenient commuting. Close by there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites including the Olympic Cinema and restaurant and Rick Stein's on the river.

There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

CHESTERTONS



Alderbury Road

Barnes, SW13

- End Of Terrace House
- Very Well Presented
- Off Street Parking
- 3 / 4 Bedrooms
- Separate Studio
- Close to Schools
- EPC Rating C



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

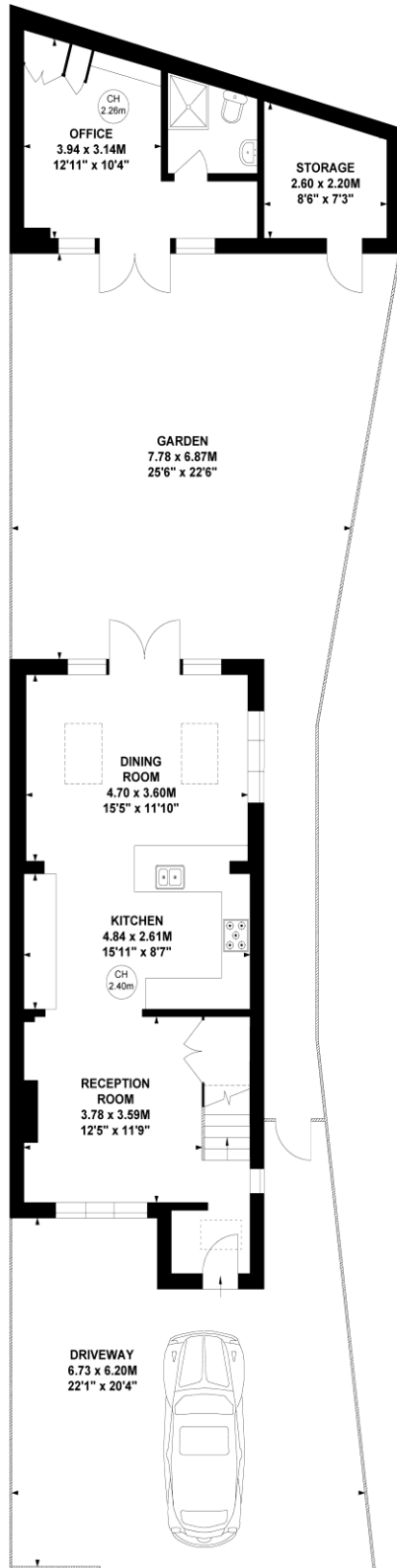
Chestertons Barnes Village Sales

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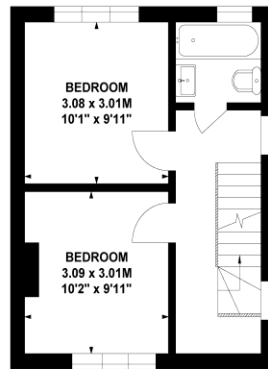
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Approximate gross internal area
134.48 sq m / 1448 sq ft
(Including Eaves Storage & Outbuilding)
Eaves Storage : 4.97 sq m / 53 sq ft
Outbuilding : 22.93 sq m / 247 sq ft

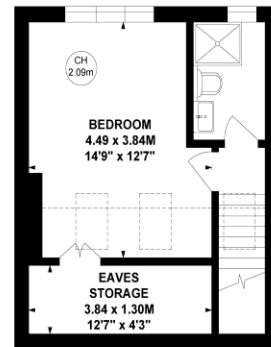
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second 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

