



Elm Grove Road

Barnes, SW13

Asking Price
£2,000,000

An attractive and well-proportioned, four bedroom family house set on this popular tree-lined residential road in Barnes Village. This lovely period property has been extended over the years and boasts a cellar and a west facing garden.

The ground floor has excellent natural light throughout and provides a generous double reception room to the front with shower room, a spacious open-plan kitchen to the rear with dining and reception areas and access to the garden.

Upstairs, the first floor accommodation comprises three large double bedrooms including a full width principle bedroom at the front with fitted wardrobes and a family bathroom. On the second floor there is a generous double bedroom with en-suite shower room and a large loft space that could be converted (subject to planning permission), as well as plenty of additional eaves storage space.

Elm Grove Road is a renowned road in Barnes, well-located off Church Road, close to the Olympic Cinema and Barnes Common. 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.

CHESTERTONS



Elm Grove Road

Barnes, SW13

- A Wonderful Family House
- 4 Bedrooms
- Desirable Barnes Village Road
- West Facing Garden
- Chain Free
- Potential to Extend (STPP)
- EPC Rating D



Transport and Schooling

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to foot and cycle traffic), which benefits from an underground network and further buses. There are some excellent schools in the area, including St Paul's Boys & Juniors, The Harrodian and The Swedish School and St Odmond's Primary, Barnes Primary and Lowther Primary schools.

The property is in Conservation area CA32 Barnes Common

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		53 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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38 Elm Grove Road, SW13

Approximate gross internal area

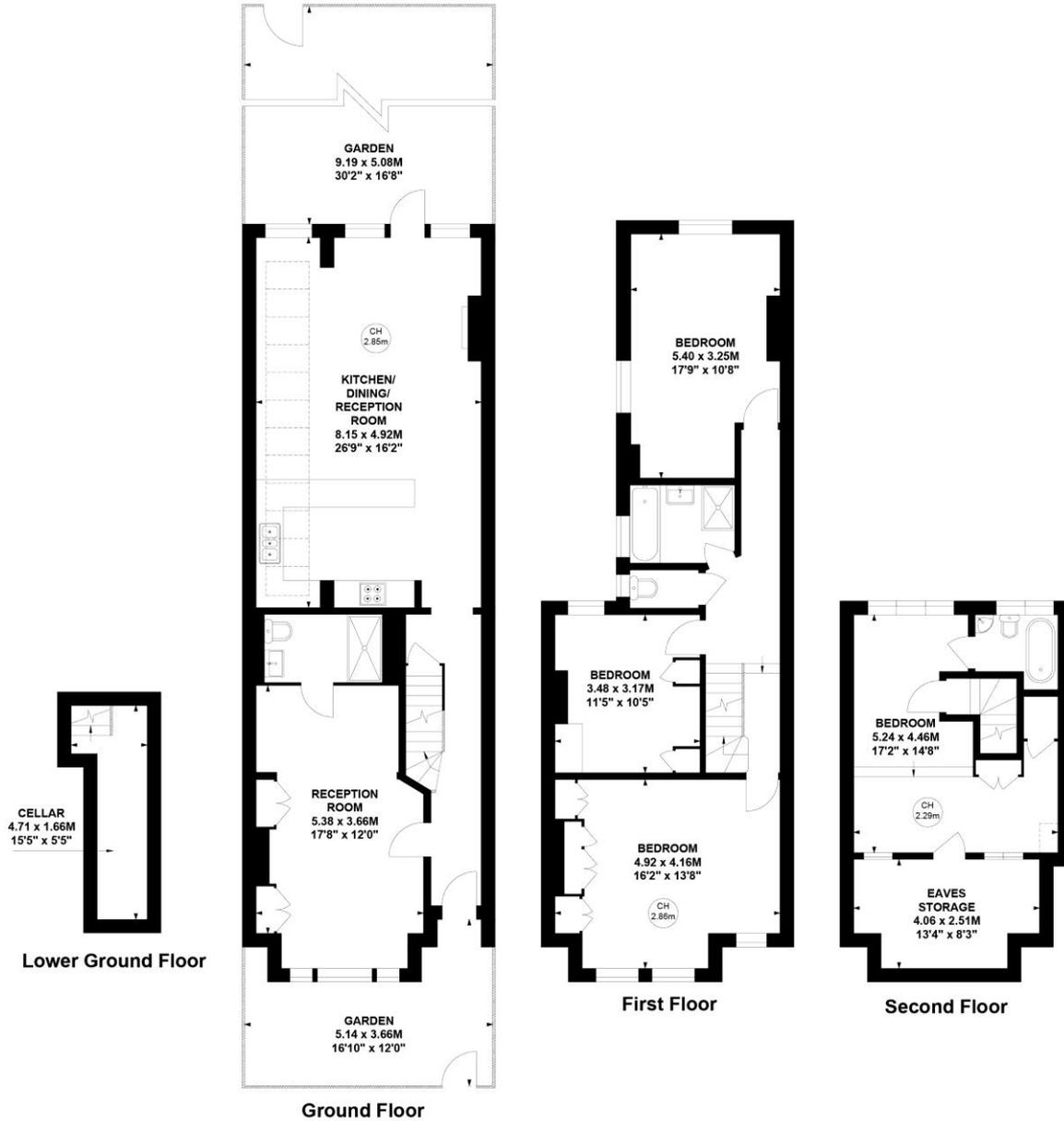
179.30 sq m / 1930 sq ft

(Including Eaves Storage)

Eaves Storage

8.73 sq m / 94 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only