



## Barnes Avenue, SW13

£875,000

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- Reconstructed Boot House
- Three Bedrooms
- Single Guest Bedroom
- Off Street Car Parking
- Home Studio
- Near Richmond Park



## ABOUT THE PROPERTY

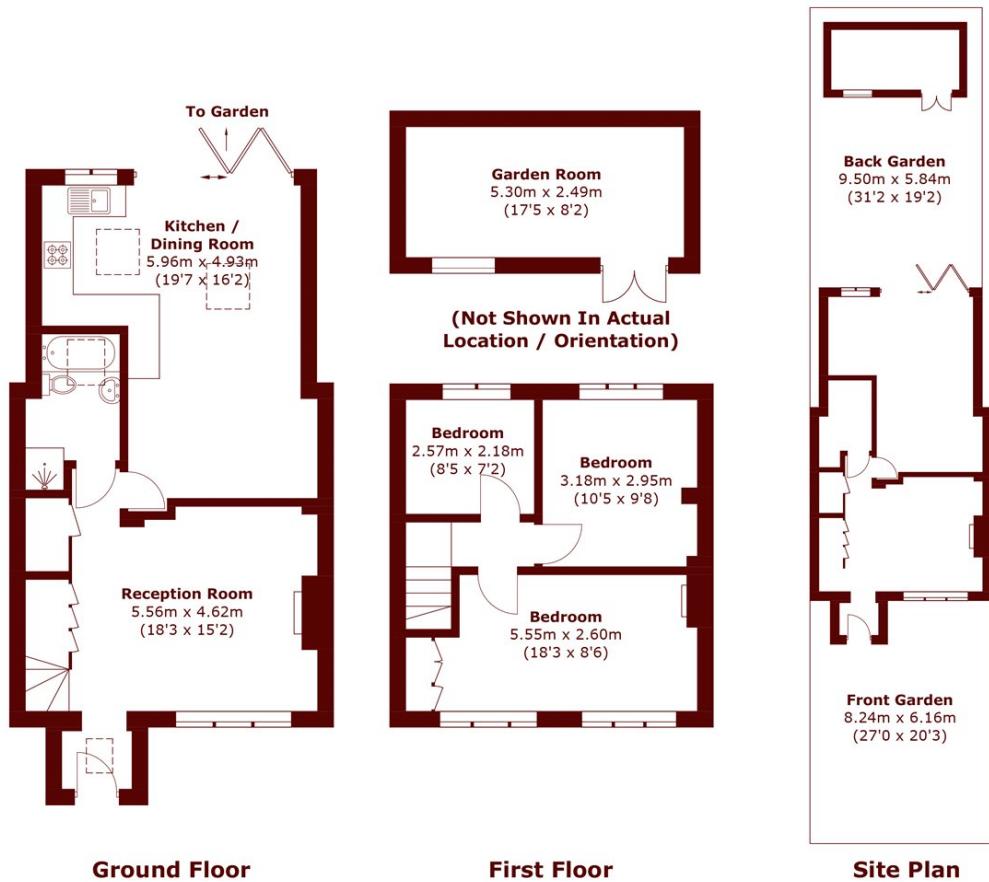
A fantastic opportunity to purchase a modern three bedroom family home with potential to extend STPP. This property offers well-designed living spaces spread across two floors.

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 bifolding 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.

The first floor comprises two generously sized double bedrooms, each providing plenty of natural light and ample storage. A further single bedroom is also located on this floor, ideal for use as a home office, nursery, or guest room and a separate modern family bathroom.

For the sports and keep fit enthusiasts, The Roehampton Club and the LTA National Centre are situated close by, The Riverside Health Club is to be found on the north bank of the Thames, whilst Barn Elms offers a wide range of sporting activities. For those who enjoy rowing, there is a club at Dukes





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

**Marsh & Parsons Barnes**

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