



JA JAMES
ANDERSON



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Rectory Road
London SW13
£2,000,000



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Situated on the sought-after Rectory Road in Barnes, this spacious four bedroom family home offers generous living accommodation, a desirable south-west facing garden and excellent potential to extend, subject to the necessary planning permissions.

The ground floor provides two well-proportioned reception rooms, offering versatile spaces for both relaxing and entertaining, alongside an open plan kitchen area with access to the garden. The south west facing garden is a particular highlight, enjoying afternoon and evening sunshine and providing an ideal setting for outdoor dining, family activities and entertaining. The property also offers exciting potential for further development, subject to planning permission, allowing future owners the opportunity to create a home tailored to their needs.

Upstairs, the accommodation comprises four bedrooms, offering flexibility for family living, guest accommodation or a home office, together with a family bathroom and WC.

Ideally positioned in one of Barnes' popular residential locations, the property is within walking distance of Barnes Station and Barnes Bridge Station, providing convenient rail connections into London Waterloo. Barnes Common, Barnes Green and the River Thames are all within easy reach, offering beautiful green spaces, scenic walks and opportunities for outdoor recreation.

The property is also well placed for Barnes Village, with its charming independent shops, cafés, restaurants and local amenities, alongside a selection of highly regarded schools. Excellent transport links provide convenient access to Putney, Richmond and Hammersmith.

Combining generous accommodation, a sought-after location, private outdoor space and significant potential to enhance, this property presents an exciting opportunity for buyers looking to create their ideal family home in the heart of Barnes.



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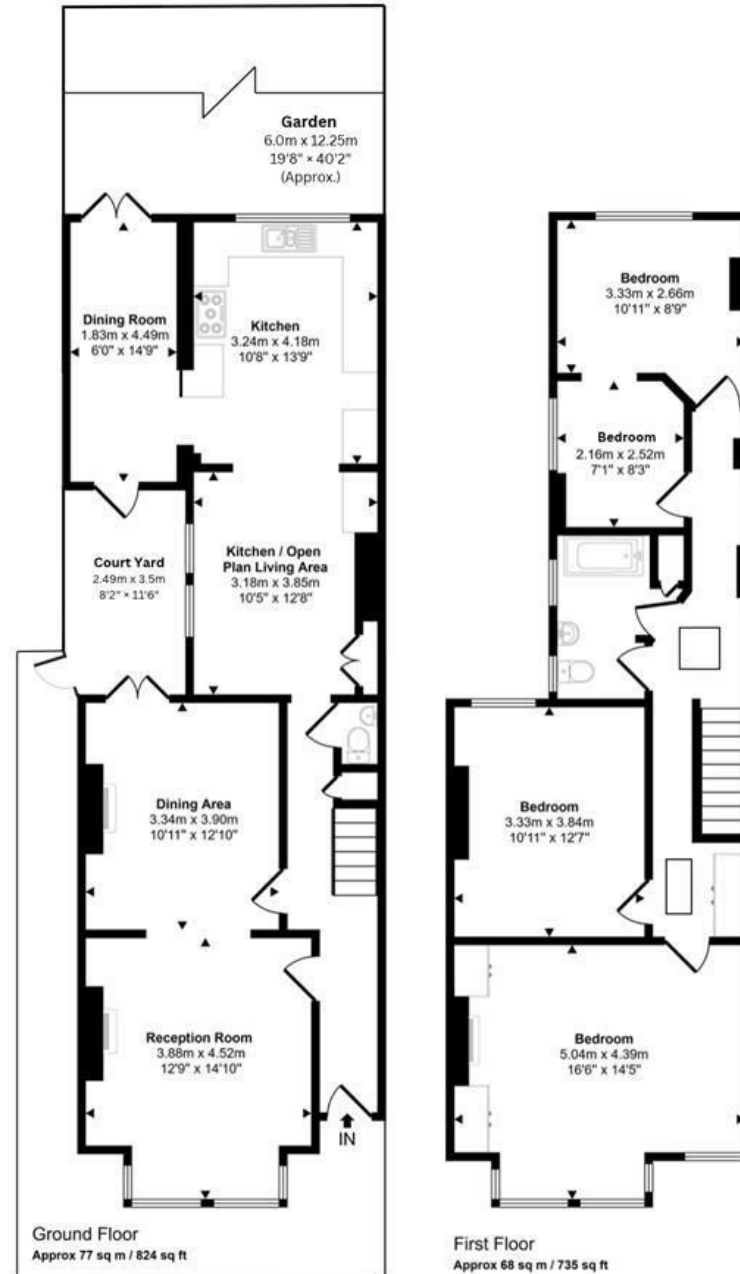




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Rectory Road, Barnes, SW13

Approx Gross Internal Area
145 sq m / 1559 sq ft



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