

Elm Grove Road

Barnes, SW13

Asking Price £1,795,000

A wonderful period house, located on this popular road in Barnes Village, boasting just under 2,100 sq. ft. of internal space with a generous west facing garden and studio.

This attractive bay-fronted home comprises a front entrance porch, through to a hallway with a guest cloakroom and with access into a formal front reception room, which leads through to a second reception room, currently used as a TV room. There is a lovely courtyard allowing plenty of natural light into the house. To the rear of the property, there is snug/seating area which leads to the kitchen and has plenty of cupboard space, a dining area and access to the garden via full-height bi-folding doors. The garden is beautifully landscaped with planted borders, a patio area, decking and a substantial studio with electricity and a rear side door to a passageway.

On the first floor, there are three double bedrooms, including a full-width principal bedroom to the front and a modern main bathroom. On the top floor, there is a further spacious bedroom with an en-suite bathroom and excellent eaves storage space to the front and rear. There is scope to develop the top floor further (subject to planning permission).

Elm Grove Road is a lovely tree-lined 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, award-winning restaurants and the famous duck pond. The Village also hosts a weekly Farmers' Market.

CHESTERTONS









Elm Grove Road

Barnes, SW13

- Wonderful Period House
- Four Bedrooms
- Barnes Village Road
- Generous West Facing Garden
- Studio
- Air-conditioning
- Chain Free
- EPC Rating D



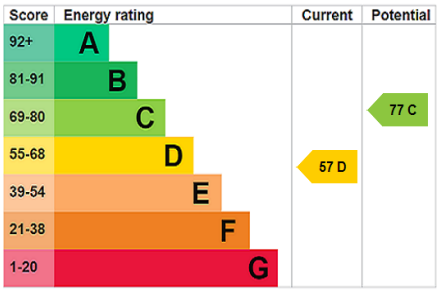
Location / Transport / Schooling

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and is home the world-famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, whilst Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away.

Convenient transport links are at nearby Barnes or Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to pedestrians and cycles), which benefits from an underground network and further buses. 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.

This property is in conservation area CA32 Barnes Common.

Tenure: Freehold
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G



Chestertons Barnes Sales

68-69 Barnes High Street
Barnes
London
SW13 9LD
barnes@chestertons.co.uk
020 8748 8833
chestertons.co.uk

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Approximate gross internal area

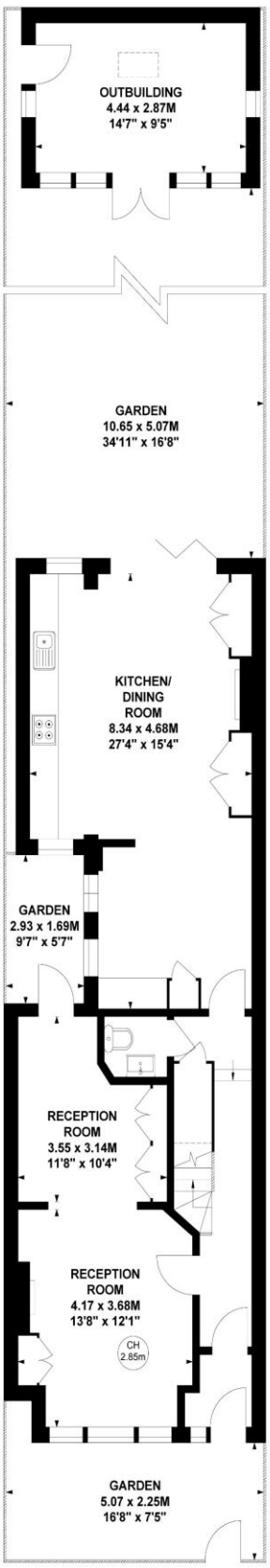
192.16 sq m / 2068 sq ft

(Including Eaves Storage & Outbuilding)

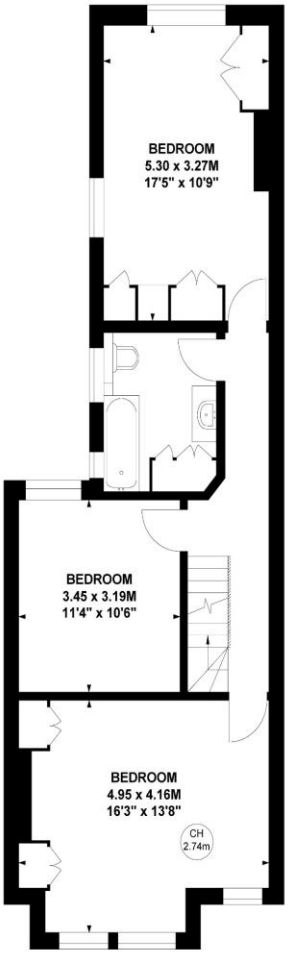
Eaves Storage : 7.58 sq m / 82 sq ft

Outbuilding : 12.74 sq m / 137 sq ft

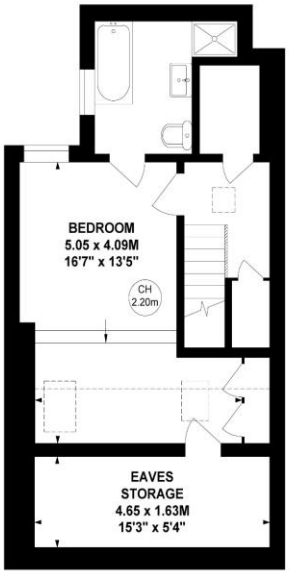
Key :
CH - Ceiling Height



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

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