



Rosslyn Avenue

Barnes, SW13

Guide Price
£1,250,000

A meticulously renovated four bedroom house with a large garden, located in this popular area of Barnes, just off White Hart Lane, with good proximity to the Ofsted Outstanding Rated, Barnes Primary and East Sheen Primary Schools.

Approached by a pretty front garden with pathway to the front door. The house has been completely refurbished to a high standard with solid wood Parquet flooring throughout the ground floor. Internally comprising an entrance hall through to a spacious front reception room with bay window and then further with dual access to a bespoke kitchen / dining room with excellent natural light, a picture window and double doors leading to the garden. The garden is over 61 ft in length and has been beautifully designed with an entertaining patio area, lawned mid section and further play area.

On the first floor there are two double bedrooms including a main bedroom with fitted wardrobes and bay window and a stunning modern family bathroom with shower and free standing bath. On the top floor there is a generous double bedroom with en-suite shower room, fitted wardrobes and full width eaves storage space as well as a fourth bedroom to the rear.

CHESTERTONS



Rosslyn Avenue

Barnes, SW13

- A Stunning 4 Bedroom House
- Fully Refurbished to a High Specification
- Lusso Bathrooms
- Large and Attractive Garden
- Popular Barnes Road
- Close to Good Primary Schools
- EPC Rating C



Location / Schooling / Transport

Rosslyn Avenue is a pretty tree lined residential road, just off White Hart Lane in Barnes. This is a very popular area which offers an array of independent boutiques such as Orange Pekoe and the Rick Stein restaurant, as well as proximity to the river Thames, Barnes village (approx. 0.9m Google maps) and Barnes Bridge station for regular over ground services (approx. 0.5 m Google Maps). The popular and Ofsted Outstanding Barnes Primary School is approx. 0.4m away (Google Maps), with East Sheen Primary and Thompson House Primary slightly further afield.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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Approximate gross internal area

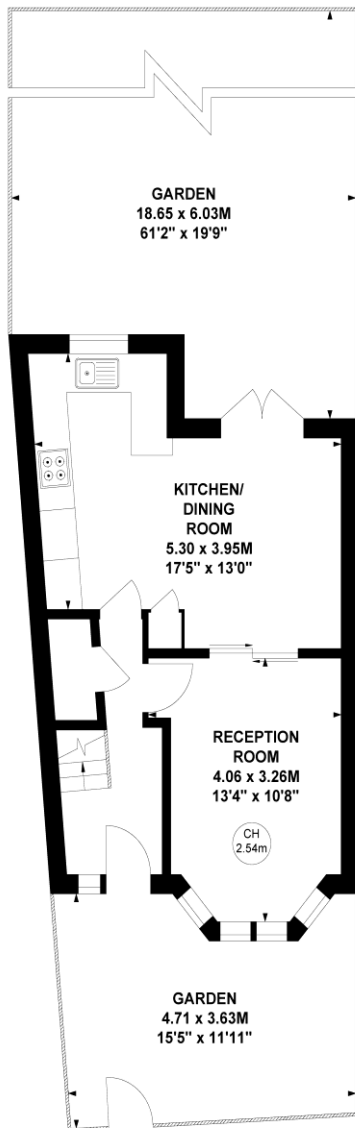
111.17 sq m / 1197 sq ft

(Including Eaves Storage)

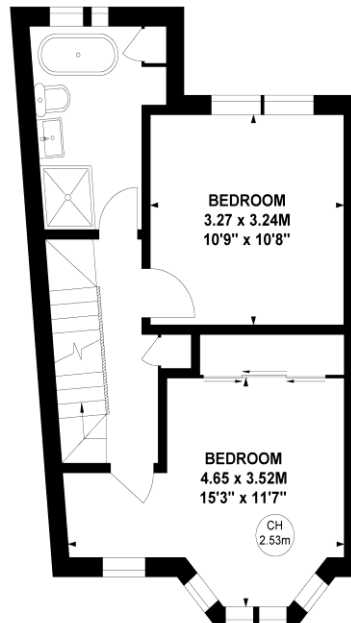
Eaves Storage : 3.70 sq m / 40 sq ft

Key :

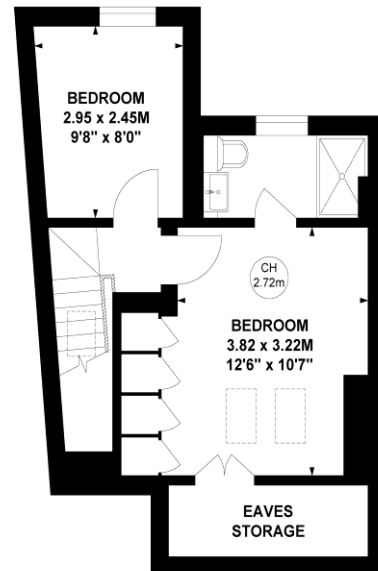
CH - Ceiling Height



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

