



JAMES
ANDERSON



FOR SALE

Buxton Road, London, SW14

£1,000,000

Offers In Excess Of

A well presented mid terraced Victorian property located on the Barnes, East Sheen and Mortlake borders, the property is conveniently situated between White Hart Lane with its variety of boutique shops and restaurants and the Upper Richmond Road West.

Arranged over two floors this partially extended property comprises, entrance hall with downstairs w/c, double reception room, dining room, separate kitchen, three bedrooms and one family bathroom. Outside to there is a low maintenance garden also benefiting from useful rear access. The property further offers the potential (STPP) to extend in to the loft space to create an additional bedroom with ensuite shower room and to the rear of the property at ground floor level to create an amazing open plan kitchen/dining/living space.

The property is within easy reach of The River Thames and Barnes Bridge mainline station which provides direct access to London Waterloo. There are many excellent schools in the area including the outstanding Barnes Primary and East Sheen Primary schools. The area also boasts numerous leisure and sporting facilities including The Riverside Club, The Roehampton Club, The Bank of England Sports Ground and a host of golf courses, as well as the vast open spaces of Richmond Park.



Three Bedrooms



One Bathroom



Bay Fronted Reception Room



Kitchen & Separate Dining Room



Freehold | Council Tax Band E | EPC Rating TBC



Easy Access To Both Barnes & Barnes Bridge Stations



Barnes Primary & Sheen Primary School Catchment



Cul-De-Sac Location



No Onward Chain

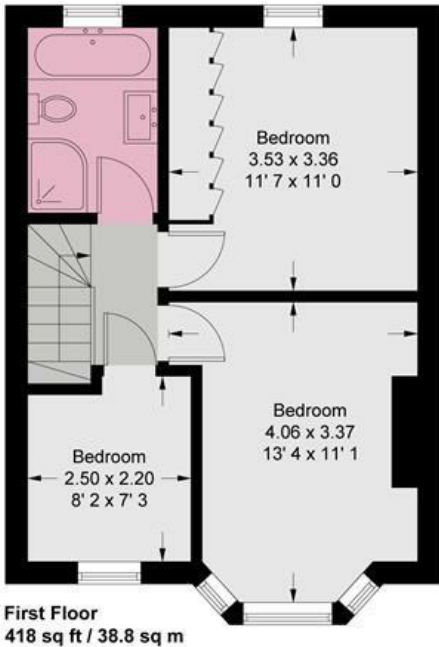


Potential To Extend (STPP)



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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