



**JAMES
ANDERSON**

Ellison Road
Barnes SW13
£1,700,000



Ellison Road Barnes SW13

Attractive, period, semi-detached home set in a quiet and highly desirable residential cul-de-sac in the heart of Barnes village. This charming family home offers three spacious bedrooms and a nursery on the first floor, all with useful fitted storage. The rear bedroom also has access out to a first floor terrace. There are stairs that lead from the landing area to a partially converted attic, perfect for a home office or additional storage space. The living space on the ground floor is arranged to provide three reception areas, and a conservatory, with a cosy fireplace in the main reception room. There is also a modern kitchen with integrated appliances that opens into the dining area, and a useful utility/cloakroom. There are enclosed gardens to the front and rear, along with additional storage to the side. The property is available for sale with no onward chain.

Barnes and Barnes Bridge stations provide a 20 minute service into London Waterloo, whilst there are excellent bus services to Richmond and Putney. The property is also within a short walk to Barnes High Street, which offers a variety of shops, cafes, pubs and restaurants. The schools in the area include The Village Nursery, The St Paul's School, The Harrodian, The Swedish School, Ibstock Place, St Osmunds (RC), and Barnes Primary School to name a few.

















Ellison Road

Approximate Gross Internal Area = 1961 sq ft / 182.1 sq m
(Including Reduced Headroom / Storage)
Reduced Headroom = 176 sq ft / 16.3 sq m
Storage = 72 sq ft / 6.7 sq m



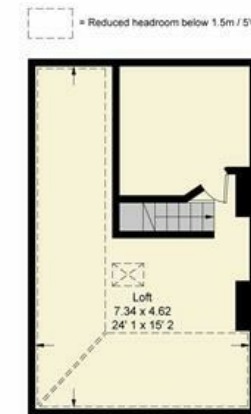
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Ground Floor
914 sq ft / 84.9 sq m
(Including Reduced Headroom)



First Floor
613 sq ft / 56.9 sq m
(Including Reduced Headroom)



Loft
362 sq ft / 33.6 sq m
(Including Reduced Headroom)



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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.





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