



**JAMES  
ANDERSON**



## FOR SALE

**£1,350,000**

### Buxton Road, London, SW14

Located on a quiet and pretty cul-de-sac, this beautifully presented property is arranged over three floors. On the ground floor is a smart reception room with a fireplace. To the rear is a light open plan kitchen living room with ample storage and plenty of preparation space. French doors from the kitchen living room open onto the west-facing rear garden which has been recently landscaped and benefits from rear access. In addition there is a downstairs cloakroom.

The upper floors comprises three double bedrooms and two bathrooms. All of the benefits benefit from built-in storage and top floor has substantial eave storage.

Buxton Road is located approximately 0.6 miles from Barnes Bridge station, approximately 0.6 miles from Barnes station, and is within approximately 300m of the bars, shops and restaurants on White Hart Lane.

There are a number of excellent schools in the area including Barnes Primary School, East Sheen Primary, Tower House, St Paul's, Colet Court, Ibstock Place and The Harrodian. There are also a number of international schools including The German School in Petersham and The Swedish School in Barnes.



Three Double Bedrooms



Two Bathrooms



Separate Reception Room With Feature Fireplace



Extended Kitchen / Dining Room



Freehold | EPC Rating D | Council Tax F



0.5 Miles To Barnes Bridge Station



Equal Distance To Barnes Primary & East Sheen Primary



Cul-De-Sac Location



WEST FACING GARDEN



Close To 1,400 Sqft



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

020 8876 6611

# Buxton Road, SW14

Gross internal area (approx) 129.64 sq m / 1395 sq ft

(Including Eaves Storage)

Eaves Storage

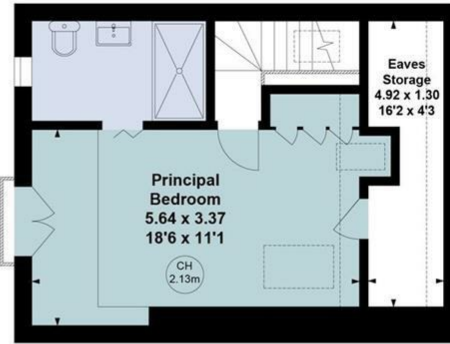
5.85 sq m / 63 sq ft



Key :  
CH - Ceiling Height



First Floor



Second Floor



Ground Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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