



**JAMES
ANDERSON**













FOR SALE

£1,250,000

Tudor Gardens, Barnes, SW13

Asking Price

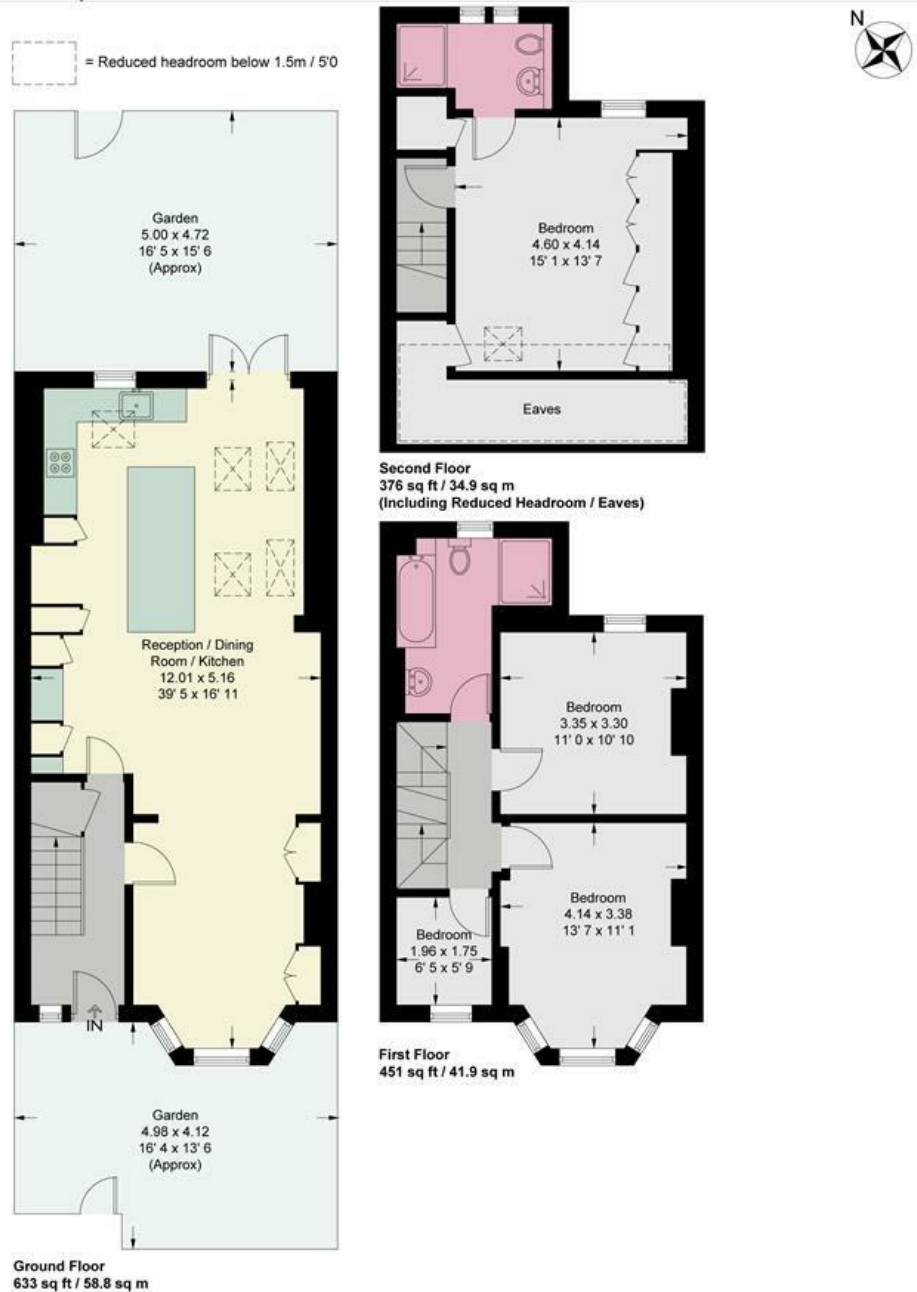
A superbly extended and refurbished mid-terrace family home, neatly situated in a highly desirable residential road in Barnes. The property is beautifully presented, with light and spacious accommodation arranged over three floors to provide three/four bedrooms, that includes a spacious principal bedroom suite on the second floor, which has ample storage and a stylish en-suite shower room. The ground floor accommodation offers a mostly open plan layout leading from the entrance hall to provide a bright sitting room area with fitted storage, attractive fireplace and wooden flooring that flows through to a fantastic kitchen/dining/family area that offers some integrated appliances, stone worktops, a feature exposed brick wall and an impressive island. There is access from the kitchen area out to an enclosed rear garden with artificial grass, raised borders and rear pedestrian access. Tudor Gardens is a popular location close to outstanding local schools and is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away.

-  Three/Four Bedrooms
-  Stylish Family Bathroom & En-Suite Shower Room
-  Attractive Sitting Room Area
-  Stunning Kitchen/Dining/Family Area
-  EPC Rating D / Council Tax F / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Beautifully Presented Property
-  No Onward Chain
-  Over 1400 Sq Ft Of Accommodation



Tudor Gardens

Approximate Gross Internal Area = 1364 sq ft / 126.7 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 96 sq ft / 8.9 sq m
 Total = 1460 sq ft / 135.6 sq m



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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

