



**JAMES
ANDERSON**













FOR SALE

£2,250,000

Elm Bank Gardens, Barnes, SW13

Guide Price

A period, semi-detached property, neatly situated on the favoured 'south side' of this highly desirable road, just moments from the River Thames and is for sale with no onward chain. This spacious family home has been refurbished and extended to provide superb accommodation over three floors, which is arranged to provide four double bedrooms with fitted wardrobes, and a stylish family bathroom with a separate shower. The principal bedroom suite is a fantastic size, occupying all of the second floor, dual aspect with a modern en-suite bathroom. The ground floor has been extended, and is arranged to provide a sitting room, cloakroom, useful utility cupboard, and a stunning kitchen/dining/family room that has a stylish fitted kitchen with integrated appliances, and access out to the garden. The rear garden has a south facing aspect and is a good size, mainly laid with decking, has a summerhouse/shed and useful side access to the front of the property. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park is within walking distance, along with Kew Gardens and various sports clubs. Barnes Bridge station is a couple of minutes walk from the property and there is a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'. The St Pauls School, The Harrodian School and The Swedish School are also nearby. The property is available for sale with no onward chain.

-  Four Double Bedrooms
-  Two Modern Bathrooms & Cloakroom
-  Spacious Sitting Room
-  Modern & Light Kitchen/Dining/Family Room
-  EPC Rating D / Council Tax G / Freehold
-  Barnes Bridge Station
-  Excellent Local Schools
-  South Facing Rear Garden
-  No Onward Chain
-  Modernised Period Semi-Detached House



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

020 8876 0100

Elm Bank Gardens

Approximate Gross Internal Area = 1846 sq ft / 171.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 70 sq ft / 6.5 sq m
 Outbuilding = 130 sq ft / 12.1 sq m
 Total = 2046 sq ft / 190.2 sq m



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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.

