



# FOR SALE

## £1,195,000

## Fitzgerald Avenue, London, SW14

A charming, period family home located on a popular residential road in the Barnes area. This character family home provides light accommodation arranged over three floors. The ground floor offers a spacious double reception room, a downstairs w/c and a lovely kitchen/breakfast room, which has access out to the garden. The first and second floors comprise three bedrooms, one family bathroom and stairs to a further bedroom/study in the loft. There is potential to create additional bedrooms by extending the loft further and also create a larger kitchen by extending into the side return, subject to the usual consents. The rear garden is private and enclosed, with a gate providing useful rear access. Fitzgerald Avenue is a sought after location close to outstanding schools and conveniently placed for the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance.

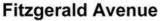


- Three / Four Bedrooms One Bathroom
- . Through Reception Room
- Kitchen / Breakfast Room
- Freehold | EPC D | Council Tax G

- 🕽 🛛 Barnes & Barnes Bridge Station
- Barnes Primary & East Sheen Primary School
- Contract Located Just Off White Hart Lane
- No Onward Chain
- Potential To Extend (STPP)

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

#### 020 8876 6611

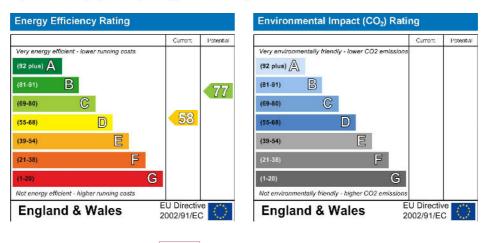


Approximate Gross Internal Area = 1360 sq ft / 126.3 sq m (Excluding Reduced Headroom) Reduced Headroom = 84 sq ft / 7.8 sq m Total = 1444 sq ft / 134.1 sq m





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.





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