



## Elm Grove Road, Barnes, SW13

A four bedroom period terrace house occupying a highly sought after location

ESTATE & AGENT

— Tailored, local and personal —



## Elm Grove Road, Barnes, SW13 Offers Over £1,500,000 Freehold

An attractive four bedroom period terraced house, occupying a highly sought after and prestigious location is offered to the market for sale. Elm Grove Road is located in Barnes Village, South West London - close to a variety of local shops, restaurants, amenities and transport links.

Owned by the same family for over forty five years, the property has been a much loved family home. It has previously been extended to the rear and would now benefit from a programme of refurbishment and offers the potential for further extension subject to planning permission (STPP).

The well- proportioned accommodation briefly comprises; entrance vestibule, hallway with stairs to first floor, dining room with bay window, period fireplace and ceiling mouldings opening on to the breakfasting kitchen comprising of fitted wall and base units and door to rear of property. Cloakroom/w.c., utility/storage room and finally an extended living room with period fireplace and ceiling mouldings to the back of the property with patio doors leading to the garden.

To the first floor there is a landing with loft access - the loft is boarded out with sky light and would be ideal for a loft conversion (STPP) to create an additional bedroom and or/bathroom. There are three double bedrooms with fitted wardrobes, a fourth bedroom/study and bathroom/w.c.

The property benefits from gas fired central heating and double glazing.

Externally there is a walled garden area to the front and an enclosed back garden with paving, mature shrubs, garden shed and gated access to the rear. On-street residents permit parking is available.



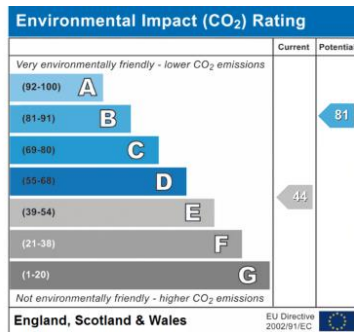
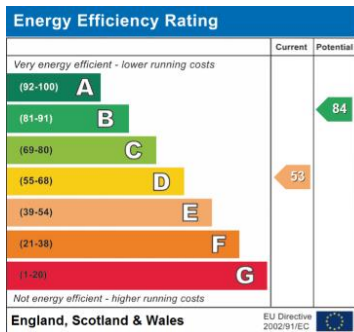


Barnes and Barnes Bridge Train Stations are within easy walking distance, providing commuter connections to Putney, Richmond, Clapham Junction, Vauxhall and Waterloo. Local bus services are also available.

There are a variety of good schools, sports and recreational clubs and open green spaces such as Barn Elms Playing Field and Royal Richmond Park just a short journey away.

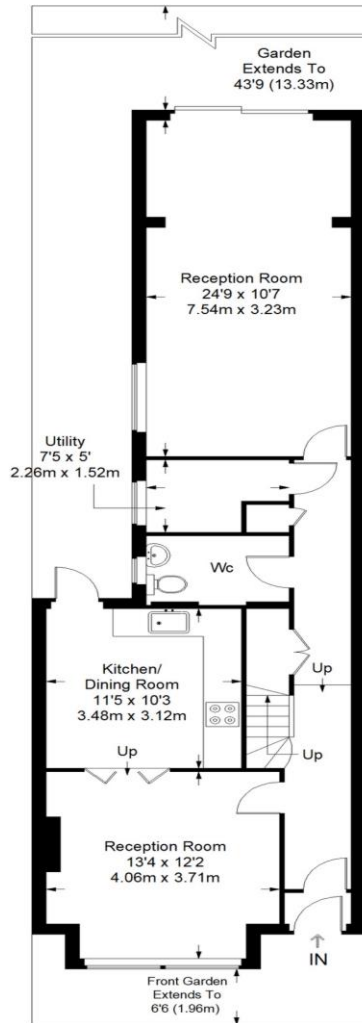
The sale of this property offers a rare and exciting opportunity to purchase a family home with huge potential to make it your own and put your stamp on it with viewing coming highly recommended to fully appreciate all that it has on offer. EPC: E.

- **Vacant possession**
- **Potential to extend (STPP)**
- **Period Features**
- **Two reception rooms**
- **Ideal for refurbishment**
- **Enclosed Garden**
- **Close to transport links**
- **165 Sq. m / 1783 Sq. ft. (including loft)**

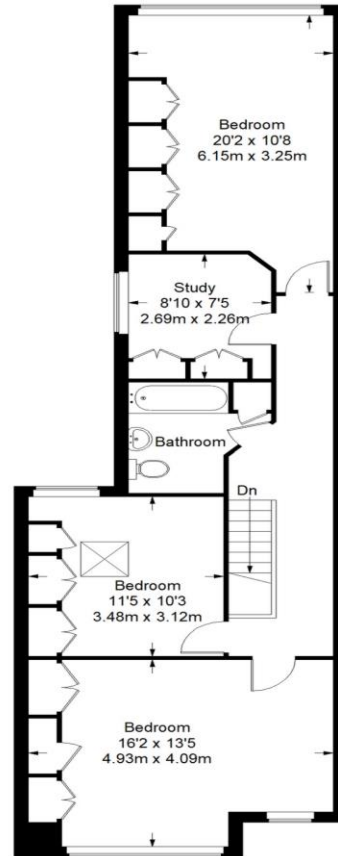


# Elm Grove Road

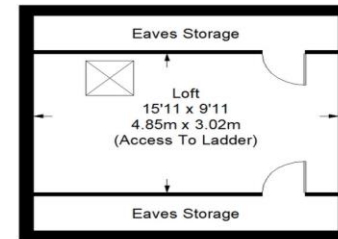
Viewing strictly by appointment via Estate and Agent



Ground Floor = 771 sq ft



First Floor = 764 sq ft



Loft = 248 sq ft (Including Eaves Storage)

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 GROUND FLOOR = 771 sq ft / 71.63 sq m  
 FIRST FLOOR = 764 sq ft / 70.98 sq m  
 LOFT (Excluding Reduced Headroom) = 188 sq ft / 15.61 sq m  
 (Reduced Headroom) = 80 sq ft / 7.43sq m  
 Total = 1783 sq ft / 165.64 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.