

**Buxton Road,
Barnes
SW14**





A beautifully extended terraced house situated in a pretty cul-de-sac.



A wonderfully light and well-proportioned three bedroom terraced house with a westerly-facing garden ideally positioned for access to Barnes, East Sheen and Putney.

The ground floor comprises an entrance hall, reception room, utility room, cloakroom and a light open-plan kitchen/dining with French doors that provide access to the westerly-facing garden and summer house.

On the first floor, there are two large double bedrooms, both with built-in storage, a study, and a modern family bathroom.

The spacious principal suite is located on the top floor and benefits from an en suite shower room, Juliette balcony and an abundance of eaves storage.



Guide price: Available on request

Tenure: Freehold

Local authority: London Borough of Richmond upon Thames



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.

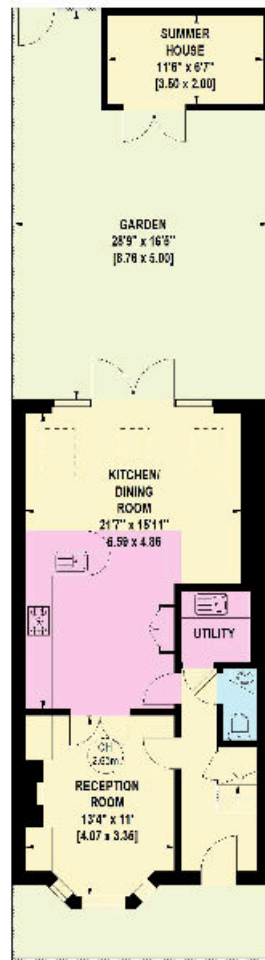
There are a number of excellent schools in the area including Barnes Primary School, East Sheen Primary, Tower House School, St Paul's School, Ibstock Place School and the Harroddian. There are also a number of international schools including The German School in Petersham and The Swedish School in Barnes.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

For those who commute, Barnes, Barnes Bridge and Mortlake offer a frequent service into Waterloo and Clapham Junction, and bus routes for access to Richmond and Putney can be found within a few hundred yards on the Upper Richmond Road West.

Important note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by an employee of Knight Frank.





GROUND FLOOR

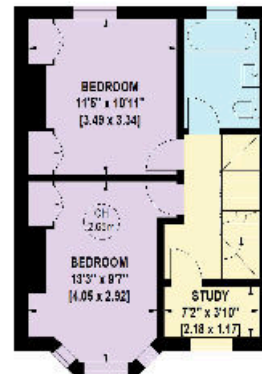
**Buxton Road,
London, SW14**

Approximate Gross Internal Area : 136.47 Sq. metres
1469 Sq. feet

Summer House : 6.97 Sq. metres
75 Sq. feet

Eaves Storage : 10.22 Sq. metres
110 Sq. feet

Key :
CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2021. Photographs and videos dated November 2021.

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