

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 Harroldian. 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.

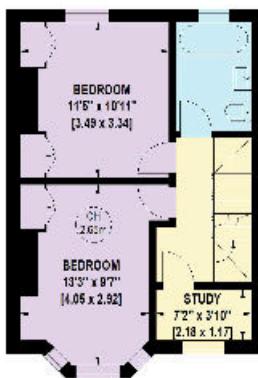
For those who commute, Barnes, Barnes Bridge and Mortlake offer a frequent service into Waterloo and Clapham Junction, and bus routes for access to Richmond and Putney can be found within a few hundred yards on the Upper Richmond Road West.

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



FIRST FLOOR



SECOND FLOOR

Buxton Road,
London, SW14

Approximate Gross Internal Area : (Including Eaves Storage & Summer House)	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



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

Knight Frank
Richmond
23 Hill Street
Richmond
TW9 1SX

knightfrank.co.uk

We would be delighted to tell you more.

The Richmond sales team
020 8939 2800
richmond@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

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

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Your partners in property for 125 years

