



BEAUTIFULLY PRESENTED EDWARDIAN HOUSE OVERLOOKING BARNES COMMON

CEDARS ROAD,
BARNES, LONDON SW13 0HP

Guide Price £2,800,000, Freehold



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Quiet Residential Cul-De-Sac ♦ Overlooking Barnes Common ♦
Double Reception Room ♦ Conservatory ♦ Kitchen ♦ Dining/
Family Room ♦ 3 Bedrooms ♦ 2 Bathrooms (1 En Suite) ♦
Garden ♦ EPC rating = D

Situation

The property is conveniently located for Barnes Village with its eclectic mix of independent retailers including butcher, fishmonger, greengrocer, cheese shop and wine merchant. Barnes has several good pubs and highly regarded restaurants, and the Olympic Cinema. There is also a Sainsbury's Local and Marks and Spencer supermarkets and a weekly farmers market. Barnes Pond and the surrounding green adjoining Barnes Common is close by, along with The Wildfowl & Wetlands Trust's 100 acre Wetlands Centre. There are pleasant towpath walks along the River Thames. For those who commute Barnes station offers a service into Waterloo, whilst the red route bus service provides access into Hammersmith for the underground. The schools in the area include – St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils – St Paul's Juniors, St Osmunds' (RC) and Barnes Primary School.

Description

This beautifully presented Edwardian house is situated in a quiet residential cul-de-sac overlooking Barnes Common and just a short walk into Barnes Village.

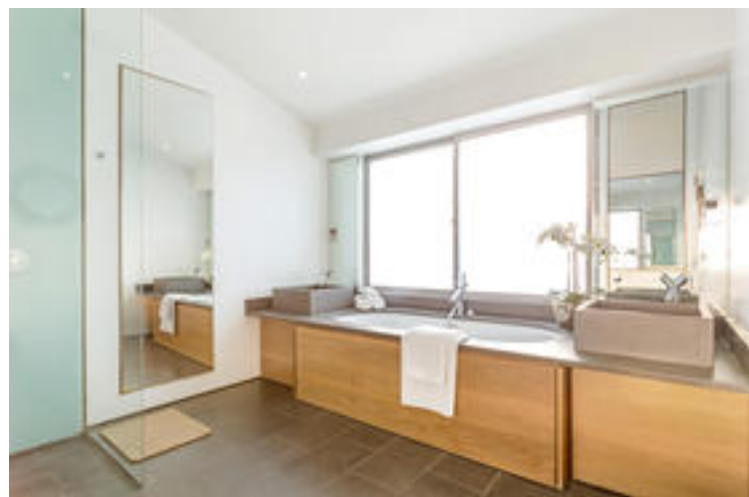
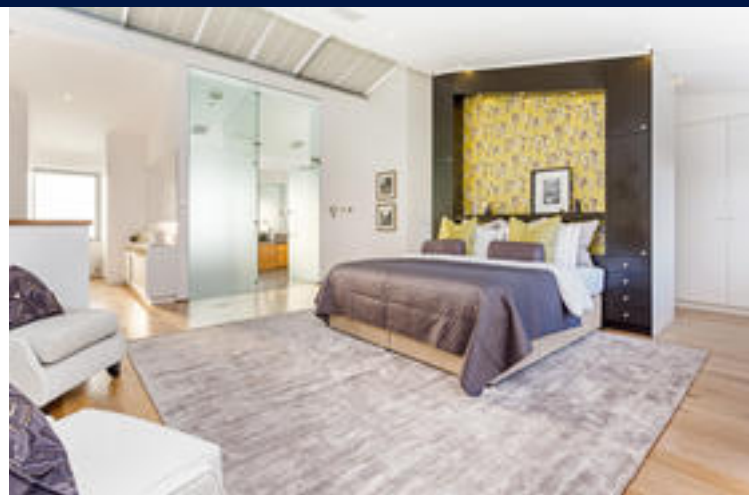
The ground floor features an open plan reception room leading to a stunning conservatory. There is also a useful cloakroom. The lower ground floor provides a fully fitted kitchen, a utility room and dining/family room with folding glass doors to the garden. There is a storage area underneath the external staircase. The first floor has two double bedrooms and a family bathroom with walk in shower with slate tile flooring and under floor heating. The top floor offers a spacious bedroom and en suite bathroom with slate tile flooring and underfloor heating and stunning views of the common. Additional bedrooms could easily be created within the existing space. There is walnut flooring throughout.

Outside: There is an attractive garden leading directly onto Barnes Common.

Viewing:

Strictly by appointment with Savills





Cedars Road, SW13

Gross Internal Area (approx) = 256.3 sq m / 2759 sq ft (Excluding Void)

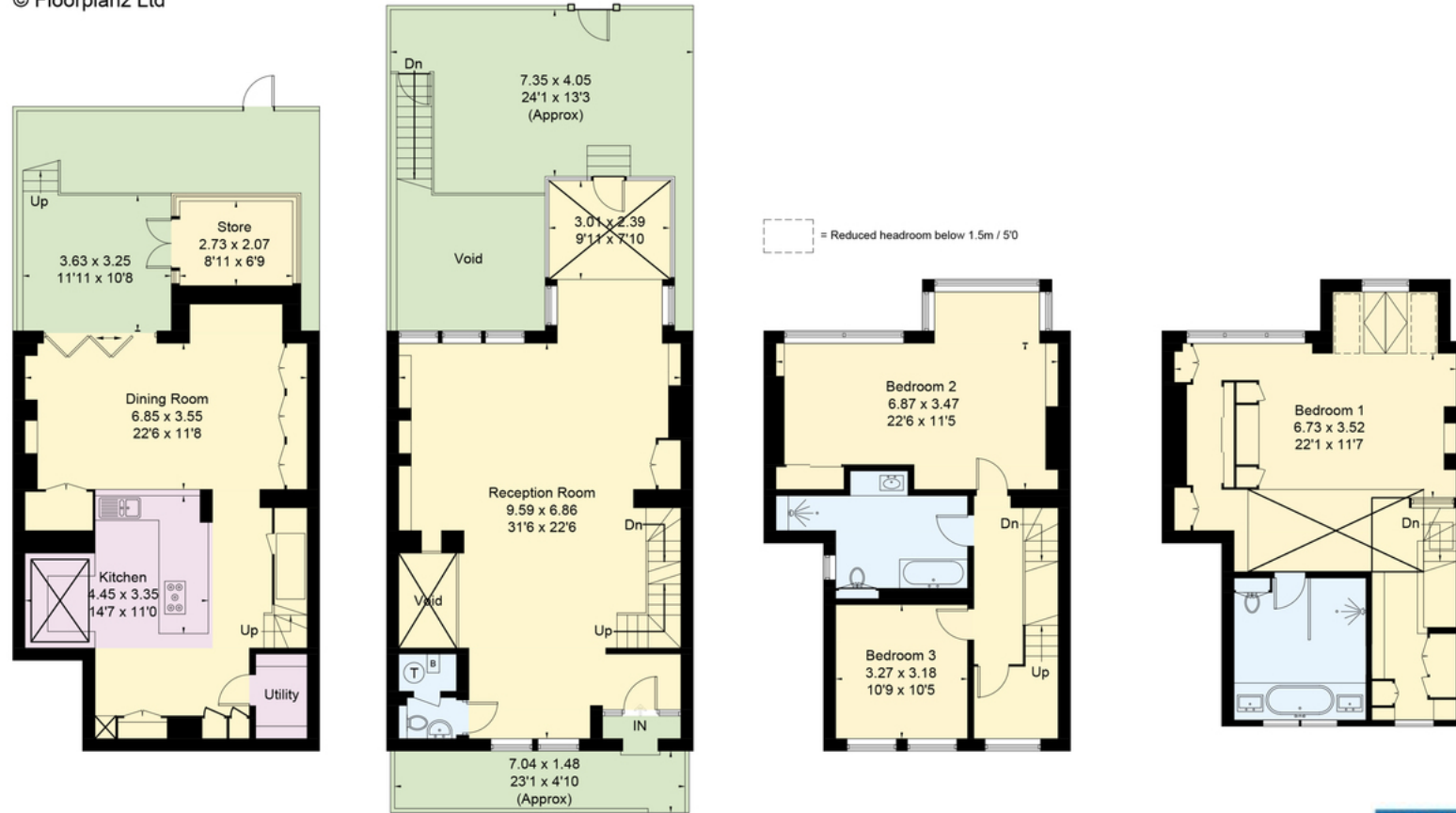
Store = 5.6 sq m / 60 sq ft

Total = 261.9 sq m / 2819 sq ft

(Of which 32.3 sq m / 348 sq ft is restricted head height)

For identification only. Not to scale.

© Floorplanz Ltd



Lower Ground Floor

Ground Floor

First Floor

Second Floor

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