





## Madrid Road Barnes SW13

Nestled on a quiet residential street, this four-bedroom semi-detached residence boasts immediate curb appeal. To the front there is a bay-fronted reception room with feature fireplace. At the rear, the open-plan family room seamlessly blends modern living with comfort, offering ample dining space and bi-fold doors that lead to a west-facing garden, ideal for entertaining and outdoor enjoyment.

The generously sized master bedroom provides a tranquil retreat, while the recently updated family bathroom features a roll-top bath and shower. There are a further two additional double bedrooms, with one benefiting from an en-suite shower room. The top floor reveals a fourth bedroom, complemented by a spacious eaves storage room.

Located within the Madrid Road conservation area, this property is perfectly positioned just moments from the charming cafes, restaurants, and independent shops of Barnes village. Enjoy the expansive green spaces of Barnes Common, Richmond Park, and Kew Gardens, all within easy reach. Within walking distance of Barnes Bridge and Barnes National Rail stations with links to London Waterloo. Underground services are available at nearby Hammersmith (Piccadilly/District) and Putney Bridge (District). Families will benefit from the close proximity to highly regarded primary schools, as well as prestigious institutions like the Swedish School, Harroddian, and St Paul's School.

### KEY FEATURES

**4 bedrooms**

**2 bathrooms**

**Roll-top bath and shower**

**Spacious garden**

**Bi-fold doors**

**Ample storage**

**Close to well regarded schools**

**Conveniently located close to shops and restaurants**







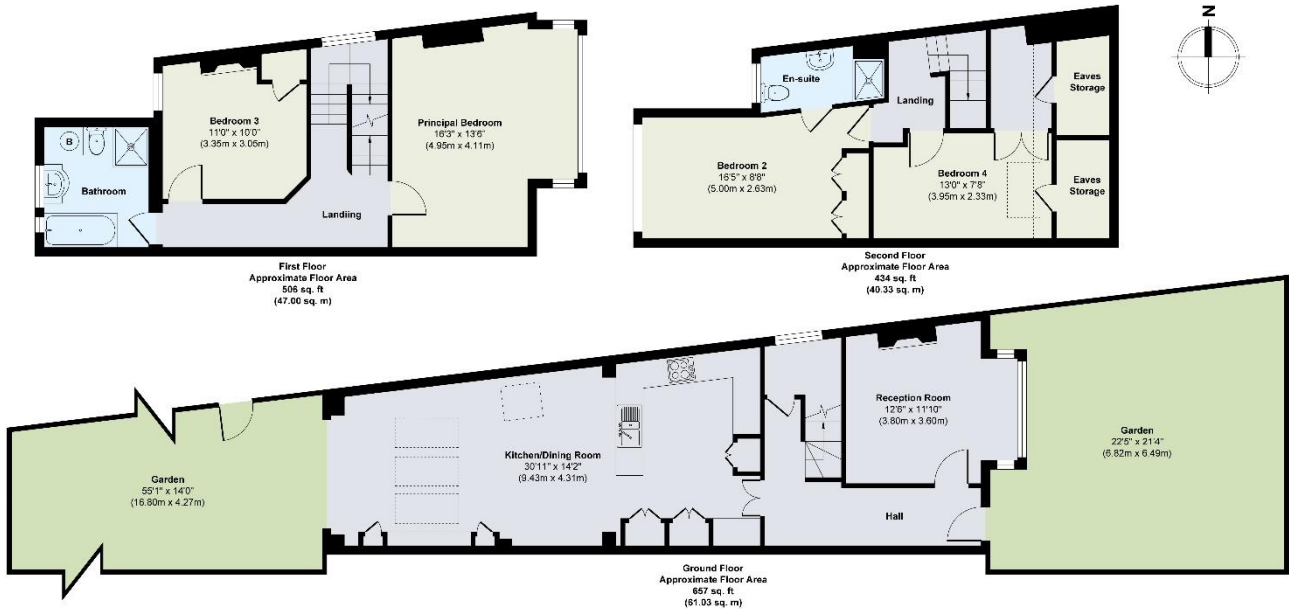
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:** London Borough of Richmond Upon Thames
- Internal area:** 1,597 sq. ft. / 148.36 sq. m.
- Garden area:** Spacious front and back garden
- No. of bedrooms:** 4

MADRID ROAD, BARNES SW13



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