



**KITSON ROAD, BARNES, LONDON, SW13
UNFURNISHED**

Barnes | 020 8255 0088 | barnes@winkworth.co.uk



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DESCRIPTION:

Elegant family home, occupying a substantial corner plot, situated in sought after Barnes Village.

The house offers lateral living space with large entrance, office, reception room with working fireplace and front garden access, stunning modern kitchen/ diner with integrated appliances and underfloor heating and French doors onto pretty rear garden.

There is also a Guest cloakroom and basement / TV room.

AT A GLANCE

- Five Bedrooms
- Three Bathrooms
- Reception Room
- Dining Room
- Kitchen / Breakfast Room
- Study
- Conservatory
- Cellar / Playroom
- Front and Rear Garden





Kitson Road

Approximate Gross Internal Area = 2874 sq ft / 267 sq m
 Cellar = 183 sq ft / 17 sq m
 Total = 3057 sq ft / 284 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	51
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales EU Directive 2002/91/EC			

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