



**JAMES  
ANDERSON**

Treen Avenue  
Barnes SW13  
Guide Price £1,100,000



## Treen Avenue Barnes SW13

A delightful family home neatly situated on a highly desirable residential road in Barnes. This attractive mid-terrace property has accommodation over three floors that is arranged to provide three double bedrooms and two modern bathrooms over the first and second floors. There is light and airy accommodation on the ground floor with a large living room at the front and a spacious kitchen/dining room at the rear that opens out to the garden. The rear garden is enclosed, mostly laid with paving with raised borders and has rear pedestrian access. The property is available for sale with no onward chain.

### Prime Location

Just a 7-minute walk to Barnes Station and 10 minutes to Barnes Bridge Station, this property offers excellent transport links for commuters. The vibrant Barnes Village, renowned for its boutique shops, award-winning restaurants, and picturesque duck pond, is within walking distance. Families will appreciate the proximity to outstanding local schools, while nearby green spaces such as Barnes Common and Richmond Park.

















# Treen Avenue

Approximate Gross Internal Area = 1123 sq ft / 104.4 sq m

(Excluding Reduced Headroom / Eaves / Shed)

Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m

Total = 1221 sq ft / 113.5 sq m



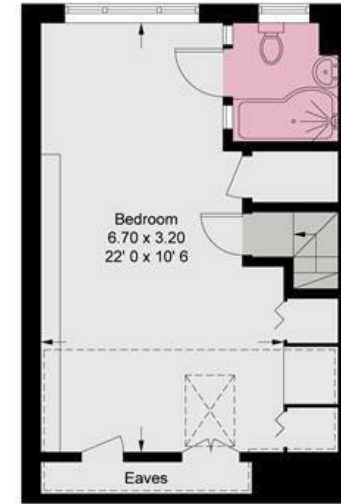
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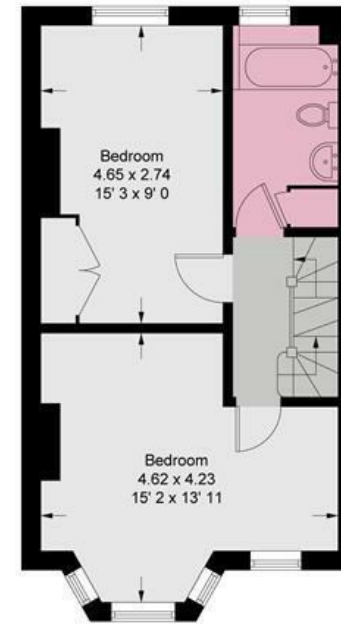
= Reduced headroom below 1.5m / 5'0"



Ground Floor  
428 sq ft / 39.8 sq m



Second Floor  
368 sq ft / 34.2 sq m  
(Including Reduced Headroom / Eaves)



First Floor  
425 sq ft / 39.5 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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