

NORTH KINGSTON

**£750,000 - offers over
FREEHOLD**

**MERVYN
SMITH**
ESTATE AGENTS

BARNFIELD AVENUE, KINGSTON UPON THAMES, SURREY, KT2 5RE



A 3 BEDROOM 2 RECEPTION TUDOR STYLE HOME OFFERING NEARLY 950 SQ FT OF FLOOR AREA PLUS A SUNNY SOUTHEASTERLY FACING REAR GARDEN AND A GARAGE.

This is one of the largest style of terrace houses on the 1930s North Kingston development so it offers extra scope for remodelling, extensions and loft conversions (stpc).

***Added front porch : Remodelled front reception over 17 ft across with bay and fireplace.
Separate rear reception over 15 ft long.***

***2 double bedrooms and 3rd single bedroom which is larger than typical for the Tudor houses.
Bathroom and separate cloakroom.***

Double Glazing : Gas Central Heating System with a high efficiency ICOS boiler.

***In a popular residential side road between Latchmere and St Agathas Schools on Latchmere Road
and Tiffin Girls, Ofsted Outstanding Kingston Academy and Fernhill School on Richmond Road.***

Near to shops, facilities and buses on Ham Parade and Tudor Drive.

NO ONWARD CHAIN!

0208 549 5099

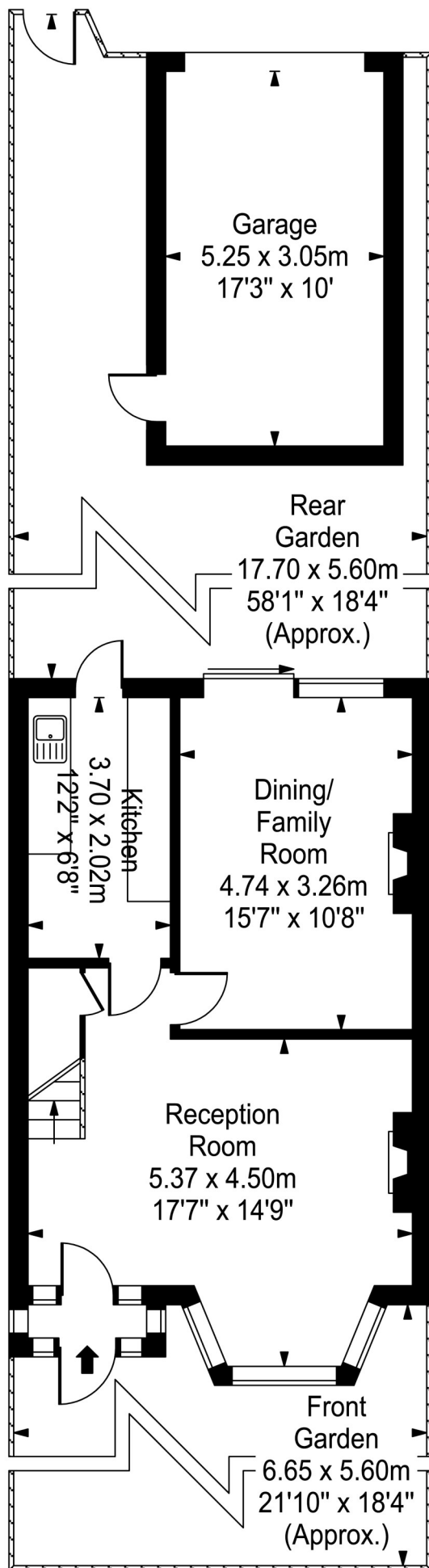
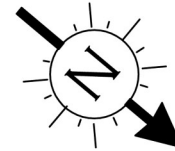
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Barnfield Avenue

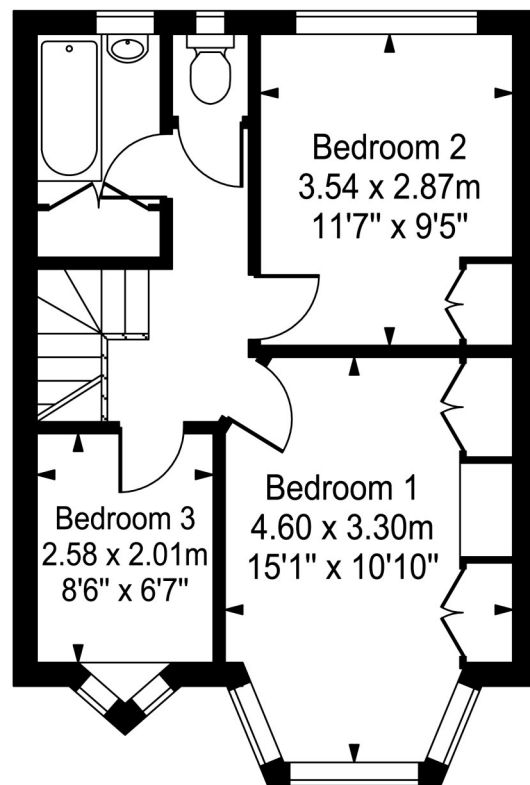
Approx. Gross Internal Area

88 Sq M - 947 Sq Ft

(Excluding Garage)



Ground Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

ENTRANCE PORCH:

Part glazed door into timber and glazed porch with further Carolina style entrance door into the main house.

FRONT RECEPTION/LOUNGE: Abt. 17 ft 7 x 14 ft 9 max (5.37m x 4.50m max)

Leaded style double glazed bay window to front, three radiators, fireplace with mantelshelf and brick effect surround, alcove to side, understair store cupboard.



REAR RECEPTION: Abt. 15 ft 7 x 10 ft 8 max (4.74m x 3.26m max)

Period style fireplace with tile slips and mantelpiece, alcove, radiator, double glazed sliding patio doors to garden.



KITCHEN: Abt. 12 ft 2 x 6 ft 8 (3.70m x 2.02m)

Units fitted at eye and base level, worktops, tile splashbacks, sink unit, spaces for fridge freezer, cooker, and dishwasher, wall mounted ICOS boiler, double glazed door and window to garden.



STAIRCASE FROM HALL TO FIRST FLOOR : Balustrade, radiator, trap to loft.

FRONT BEDROOM 1 Abt. 15 ft 1 x 10 ft 10 (4.60m x 3.30m)

Leaded style double glazed bay window to front aspect with three radiators, fitted wardrobes with central dresser shelf.



REAR BEDROOM 2 : Abt. 11 ft 7 x 9 ft 5 (3.54m x 2.87m)

Double glazed window to rear aspect, radiator, fitted wardrobe.



BEDROOM 3 (Front): Abt 8 ft 6 x 6 ft 7 (2.58m x 2.01m)

Leaded style double glazed oriel bay window to front with display shelf, radiator.



BATHROOM:

Frosted double glazed window, panel enclosed bath with shower screen and mixer, wash hand basin, combined radiator/heated towel rail, airing cupboard with hot water cylinder and slatted shelving.

SEPARATE CLOAKROOM: Frosted double glazed window, WC.



OUTSIDE:

FRONT:

Formal front garden laid to brickblock.

REAR GARDEN:

Brickblock patio to immediate rear of house, borders, grassed area, rear access gate.

GARAGE: Abt. 17 ft 3 x 10 ft (5.25m x 3.05m)

Personal door to garden, rear garage door.





COUNCIL TAX BAND : Band E (Royal Borough of Kingston Upon Thames)

ENERGY EFFICIENCY RATING : Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. **DISCLAIMER** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

**MERVYN
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