

6 Barnfield Gardens, North Kingston, KT2 5RJ £995,000

# Kingston Upon Thames

NEW! 4 BEDROOM 2 BATHROOM SEMI DETACHED extended to rear & side. In a quiet North Kingston cul de sac. NO ONWARD CHAIN! Off street parking + rear garden over 78 ft. Ground floor WC, three 1st floor bedrooms and family bathroom + grd fl side extension with bedroom and shower room and its own independent front entrance door.

Council Tax band: E

Tenure: Freehold

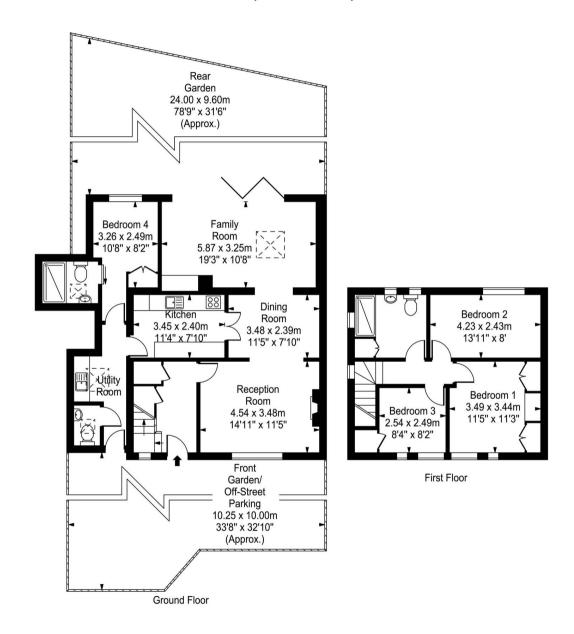
EPC ENERGY EFFICIENCY: BAND C

EPC Environmental Impact Rating: C



Approx. Gross Internal Area

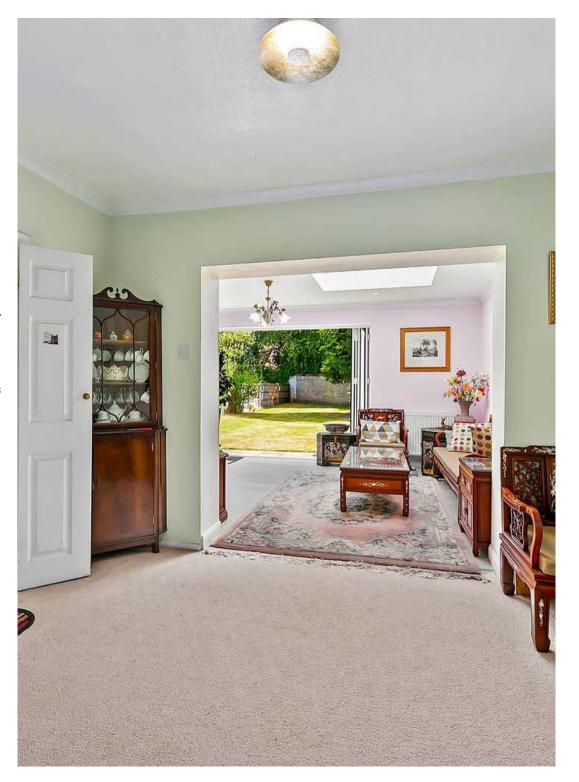
128 Sq M - 1378 Sq Ft



#### North Kington

- Already offering 1378 sq ft of space with the further potential of expanding into the loft (stpc).
- NO ONWARD CHAIN! (Owners moving abroad). The only condition is that the new owners agree to take on the family's beloved elderly cat which regretfully they have to leave with the property.
- OFF STREET PARKING AND GENEROUS REAR GARDEN OVER 78 ft x 31 ft.
- Three reception areas to the main ground floor. The side extension could be an annex or quest accommodation as it has independent front access.
- Ground floor cloakroom and shower room in the side extension.
- Within reach of the schools, buses, shops and Richmond Park.

Barnfield Gardens is a quiet close off Barnfield Avenue in popular North Kingston. The house is within reach of a choice of schools including Latchmere and St Agatha's in one direction and Tiffin Girls, Kingston Academy and Fernhill School all on Richmond Road. There are shops on busy Ham Parade and local shops including a Post Office (and a Library) nearby on Tudor Drive. The 24 hour 65 bus service runs along Richmond Road with the 371 service on Tudor Drive. Turning off Tudor Drive into Latchmere Lane leads to Ham Common Woods and Richmond Park.



















#### North Kingston

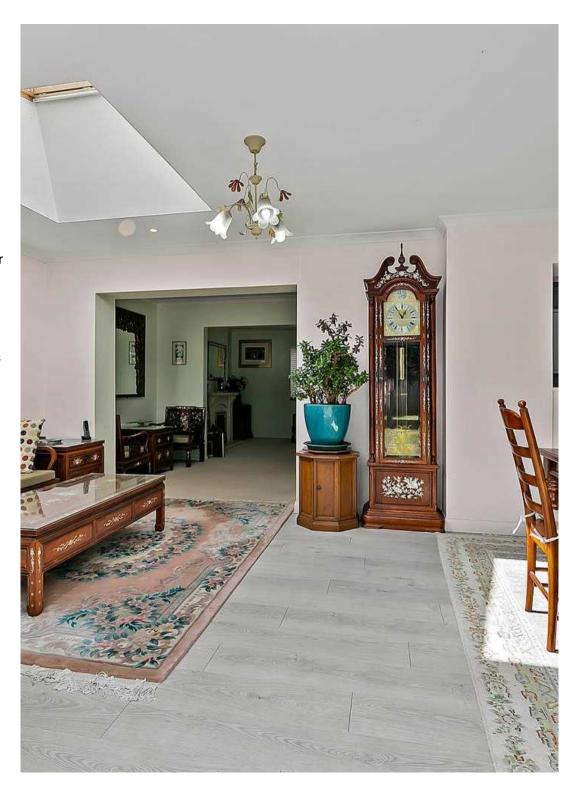
Nestled in a quiet cul-de-sac in sought-after North Kingston, this extended 4-bedroom, 2 bathroom semi-detached house presents a great opportunity. There's no onward chain as the owners are relocating overseas. The only condition? Taking on the family's cherished cat who loves its home and is too elderly to travel with them.

With over 1378 sq ft of space already on offer, the potential for further expansion into the loft (subject to the usual approvals) presents an exciting opportunity for those looking to expand the property to their own requirements. Front driveway off-street parking and a generously proportioned rear garden over 78 ft x 31 ft provides additional value.

The main entrance leads into a welcoming hall and the main ground floor hosts three reception areas, offering versatile living spaces for both relaxation and entertainment. The addition of a bedroom and bathroom in the side extension offers flexibility for guests, extended family members, or even the possibility of a separate living arrangement or annex as it has its own independent front access and the option of creating a kitchenette. The main house provides three well-appointed bedrooms and a spacious family bathroom on the first floor. EPC RATING BAND C: Double Glazing: Gas Central Heating System.

The surroundings include local amenities, shops, transport links, and the sprawling spaces of Richmond Park. The house is within reach of a choice of schools including Latchmere and St Agatha's in one direction and Tiffin Girls, Kingston Academy and Fernhill School all on Richmond Road. There are shops on busy Ham Parade and local shops including a Post Office nearby on Tudor Drive.

Don't miss the chance to call this property your own – ring us or email us to schedule a viewing.



Kingston Upon Thames, Surrey, KT2 5RJ

• 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.

Contact us at Mervyn Smith, 315 Richmond Road, Kingston, KT2 5QU.

Tel 0208 549 5099

E- mail@mervynsmith.co.uk

