





Barnfield Avenue

Kingston Upon Thames, Kingston Upon Thames

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IMMACULATE 4 BEDROOM 2 RECEPTION TUDOR STYLE HOME with SUNNY SE FACING REAR GARDEN + GARDEN ROOM.
- One of the largest style of terrace houses on the 1930s North Kingston development so it offers extra scope for remodelling, extension to the rear and dormer box on to loft conversion.
- The Southerly-Facing rear garden leads to an incredible garden room with reception area open plan to the kitchen, and benefits from an en suite bathroom with shower over a bath.
- On the first floor there are 2 double bedrooms and 3rd single bedroom which is larger than typical for the Tudor houses.
- 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.



Barnfield Avenue, Kingston Upon Thames, KT2

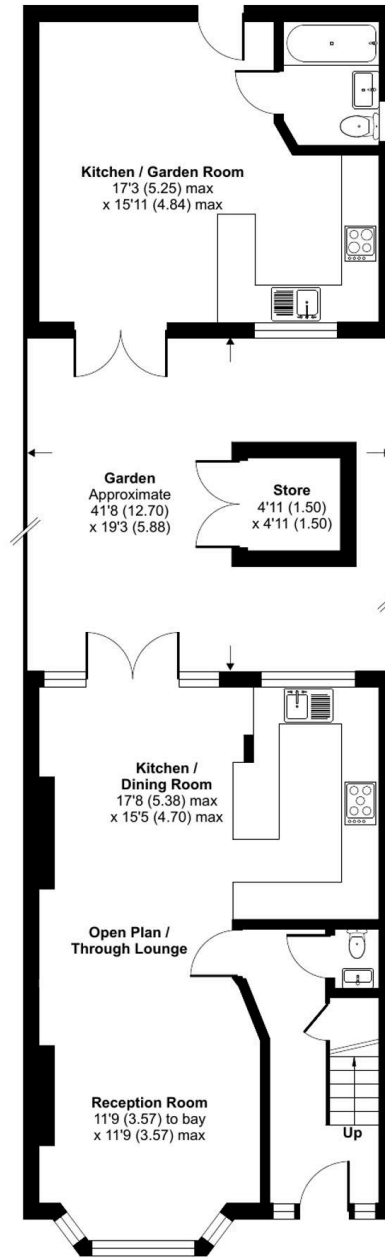
Approximate Area = 1141 sq ft / 106 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

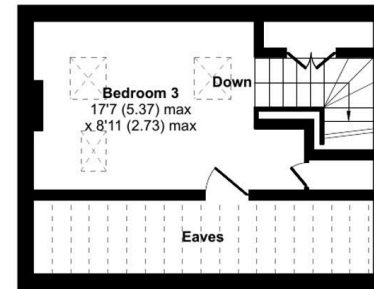
Outbuildings = 310 sq ft / 28.7 sq m

Total = 1531 sq ft / 142.1 sq m

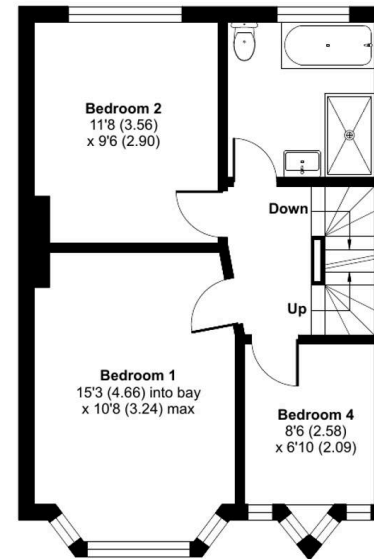
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1233047