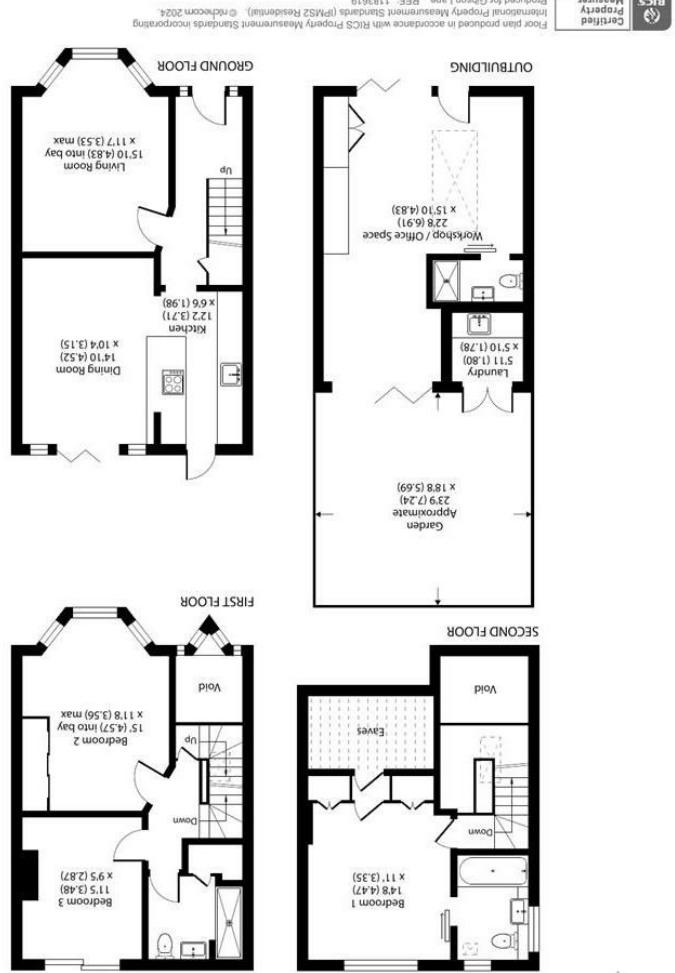
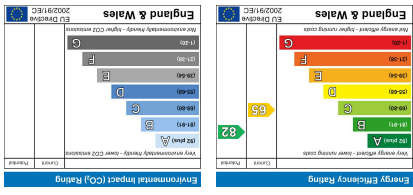


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Approximate Area = 1547 sq ft / 143.7 sq m (excludes void & includes workshop / office space)
 Including Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 1612 sq ft / 149.7 sq m
 For identification only - Not to scale
 Denotes restricted head height

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 Ham
 Surrey
 KT2 5QU
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 Tel: 020 8247 9444



Barnfield Avenue
 Kingston Upon Thames KT2 5RE



£1,195,000

- Stunning architect designed property
- Impressive office/garage building
- High specification kitchen/diner
- Off street parking for two cars
- Unique vaulted entrance hall
- Exceptional presentation throughout
- Laundry/utility room
- Air conditioning to office, kitchen and bedrooms
- EPC rating D
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An exceptional 1930s family home designed and presented to an outstanding standard utilising materials and fittings of the highest quality throughout. This architect designed property features an impressive vaulted hallway, spacious reception room, contemporary kitchen/dining room with high specification kitchen including appliances from Bora, Miele and Siemens, three double bedrooms including a master suite on the top floor with en-suite shower room and a further family bathroom. Outside the property has an incredible garden annexe featuring a laundry room, study/lounge area, garage and an en-suite shower room all finished with bespoke fitted wall units. Further benefits include a landscaped garden and off street parking to the front for two cars. An internal viewing is highly recommended to fully appreciate what this stunning home has to offer.

Situation

Barnfield Avenue is a sought after road within the Tudor development in North Kingston situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

