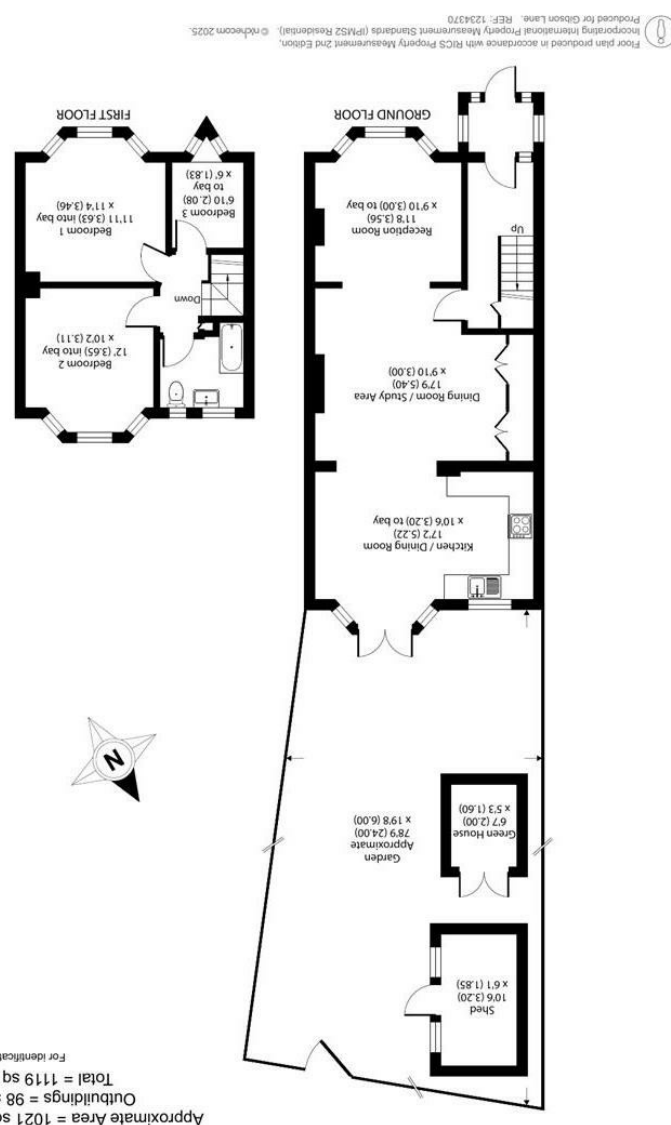
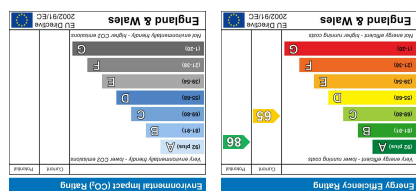




Important Information



Approximate Area = 1021 sq ft / 94.8 sq m
 Outbuildings = 98 sq ft / 9.1 sq m
 Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale

323 Richmond Road
Ham
Surrey
KT12 5QU
www.gibsonlane.co.uk
Tel: 020 8247 9444

gibson lane





£825,000

- Three bedroom 1930s freehold house
- Extended kitchen/dining room
- Impressive 78ft rear garden
- Storage shed with rear garden access
- Spacious accommodation of 1,021sqft
- Well positioned for local schools
- Easy access to river and Richmond Park
- Short walk to local shops and bus routes
- EPC rating D
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A beautifully presented 1930s three bedroom house situated on this sought after road within the ever popular Tudor Estate. The property features a spacious layout with accommodation of 1,021sqft arranged over two floors comprising: through reception/dining room with study area, extended kitchen/diner, three bedrooms and a family bathroom. Outside there is an attractive landscaped front garden and an impressive larger than average 78ft rear garden with large storage shed, vegetable patch, fruit trees, a green house and rear access. An early internal viewing is highly recommended in order to fully appreciate what this charming family 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 and the house is well positioned for Fernhill Primary, The Kingston Academy Grey Court and Tiffin Girls.

