



Approximate Area = 1068 sq ft / 99.2 sq m  
Outbuildings = 138 sq ft / 12.8 sq m  
Total = 1206 sq ft / 112 sq m

For identification only - Not to scale












**£975,000**

- Impressive semi-detached 1930s house
- Stunning extended kitchen/dining room
- Side plot offering further extension potential (STPP)
- Garden room/office
- Previously had permission granted for double height side extension
- Delightful 55ft South/West facing rear garden
- Presented to a high standard throughout
- Off street parking
- EPC rating D
- Council tax band E

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

An impressive semi-detached 1930s Tudor style house situated in a quiet cul-de-sac on this popular North Kingston road. This attractive property has the rare benefit of a side plot which offers huge potential for further extension (STPP). Internally the house is presented to a high standard throughout and features a well balanced layout comprising: spacious kitchen/dining/family room, further reception room, three bedrooms, family bathroom with white suite and a separate W.C. Outside there is off street parking to the front and a delightful 55ft South/West facing rear garden with the added benefit of a garden room/office.

## 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.

