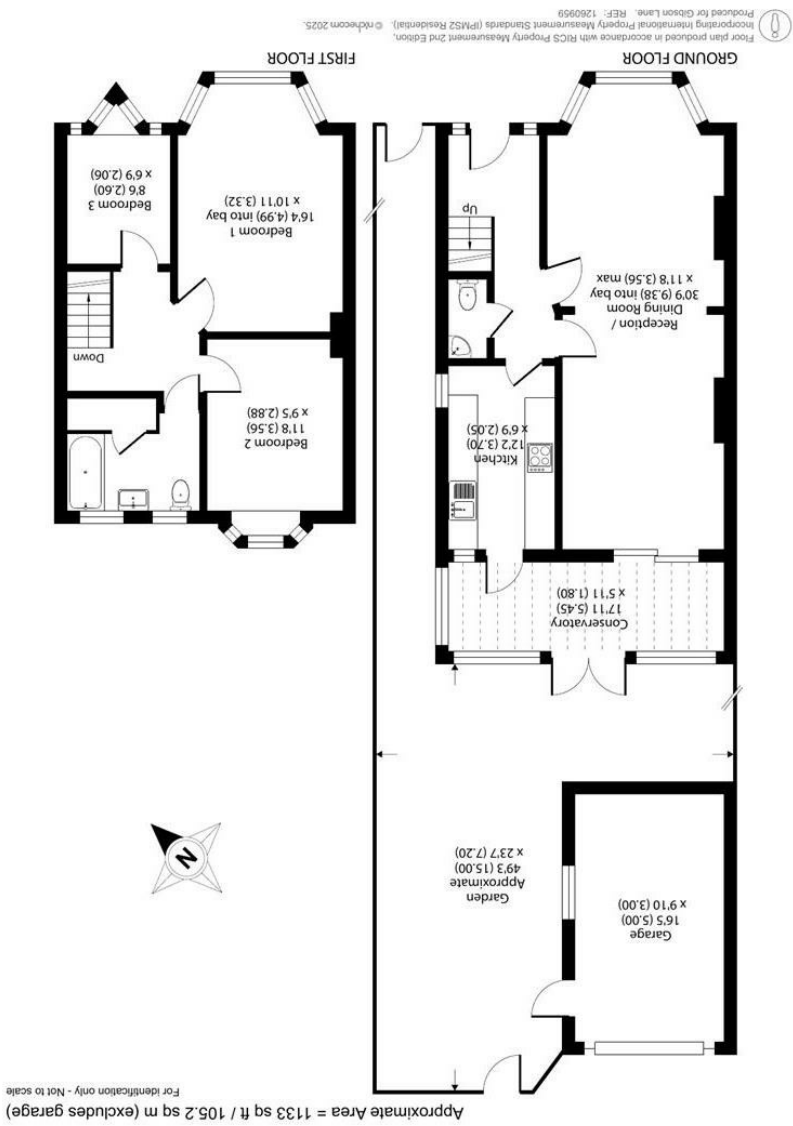
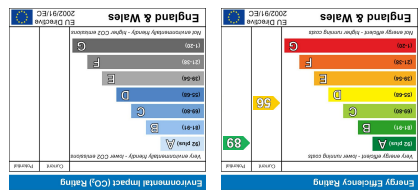


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.



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Barnfield Avenue
Kingston Upon Thames KT2 5RE



Guide Price £875,000

- Larger style 1930s end-terrace house
 - Huge potential to extend (STPP)
 - Newly installed heating system
 - Spacious accommodation in excess of 1,100sqft
 - 49ft South/West facing rear garden
 - Sought after road close to shops and bus routes
 - Single garage ideal for storage
 - Well positioned for local schools
 - EPC rating D
 - Council tax band E
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

A larger style end-terrace 1930s house situated on this sought after road within the ever popular Tudor development in North Kingston. The property offers huge potential for extension on the ground floor utilising the extra width to the side and also into the loft space which would create a substantial family home (STPP). Currently this attractive family home features a well balanced layout comprising: double reception room, galley kitchen, conservatory, downstairs W.C, three bedrooms and a spacious bathroom with white suite. Outside there is a 49ft South/West facing rear garden with a detached garage ideal for storage.

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.

