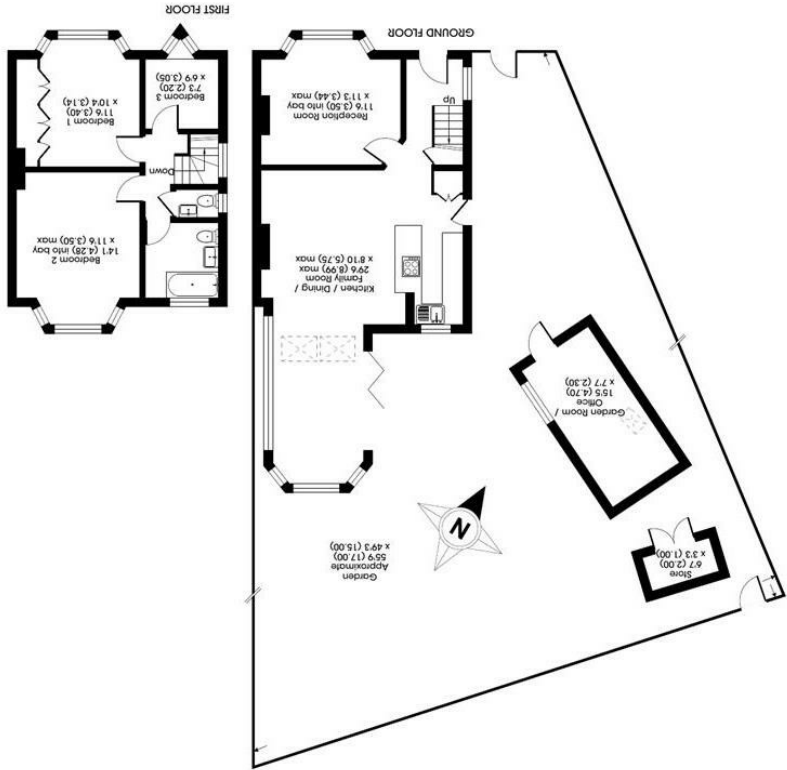
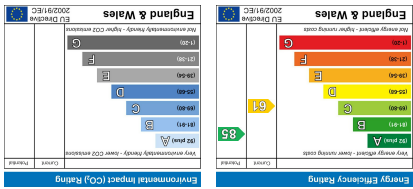


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 = 1068 sq ft / 99.2 sq m
Total = 1206 sq ft / 112 sq m
For identification only - Not to scale

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Barnfield Avenue
Kingston Upon Thames KT2 5RO



£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.

