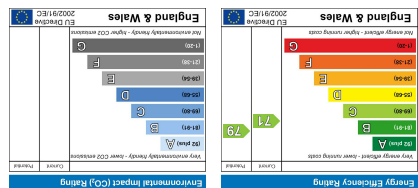


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Barnfield Avenue
Kingston Upon Thames KT2 5RF



- Beautiful 1930s end-terrace house
- Stunning ground floor side & rear extension
- Spacious layout approaching 1,200sqft
- Presented to a high standard throughout
- Delightful South/West facing rear garden
- Off street parking and garage
- Sold with no onward chain
- Well positioned for local schools
- EPC rating C
- Council tax band E

* Local Authority: Kingston upon Thames

Situated in the desirable Tudor Estate in North Kingston, this charming 1930s house offers a perfect blend of modern living and classic character. Spanning an impressive 1,162 square feet, the property boasts three bedrooms, a stylish bathroom and a downstairs cloakroom, making it an ideal family home.

Upon entering, you are greeted by the spacious hallway and the cosy front reception room. The stunning ground floor side and rear extension enhances the living area, creating a bright and airy atmosphere that is sure to impress and has the added advantage of a utility room. The extension seamlessly connects via sliding bi-fold doors to the delightful south/west facing rear garden, which is perfect for enjoying sunny afternoons and hosting gatherings with family and friends.

The property also features off-street parking and a garage, ensuring convenience for residents and guests alike. The location on Barnfield Avenue is particularly appealing, as it is situated within a sought-after neighbourhood, known for its community spirit and proximity to local amenities.

This home retains a sense of charm while offering modern comforts, making it a wonderful opportunity for those looking to settle in this coveted area. With its spacious layout, beautiful garden, and excellent location, this property is not to be missed.



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.

