



Barnfield Avenue, KT2

£1,150,000

A fabulous and spacious three bedroom family home, located in a highly sought after area, renowned for its excellent selection of schools for all ages. The property has been significantly extended to the rear and into the loft, now offering nearly 1,500 sq.ft of accommodation arranged over three floors. A standout feature is the stunning 550 sq.ft garden studio, beautifully finished and fully equipped with a fitted kitchen and bathroom, offering fantastic versatility as a guest suite or home office.

Barnfield Avenue is a popular choice for families, thanks to its proximity to several highly regarded local schools. The location is perfectly positioned to enjoy the best of Kingston, with the River Thames and Richmond Park both less than half a mile away. The local shops and amenities of Ham Parade are just 500 yards from the property, while Kingston's vibrant town centre is a little over a mile away.

Features

- Three Bedrooms
- Three Reception Areas
- Large Kitchen/Breakfast Room
- Three Bathrooms
- Off-Street Parking
- Large Self-Contained Studio



Barnfield Avenue, KT2

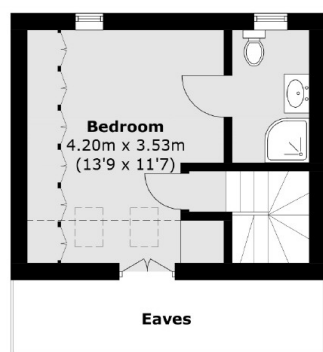
The ground floor is bright, spacious and thoughtfully arranged with an open plan layout that connects three distinct reception areas. At the front of the house is a cosy sitting area, which flows into the generous dining room. This, in turn, leads into a larger than average kitchen/dining space. To the rear, a full width, conservatory style reception room provides a fantastic additional living area, offering lovely views over the garden. The ground floor also benefits from an additional family bathroom.

On the first floor, there are two double bedrooms that share a lovely family bathroom. There is also a separate study/home office. On the top floor is the principal bedroom, a spacious double with an en suite bathroom.

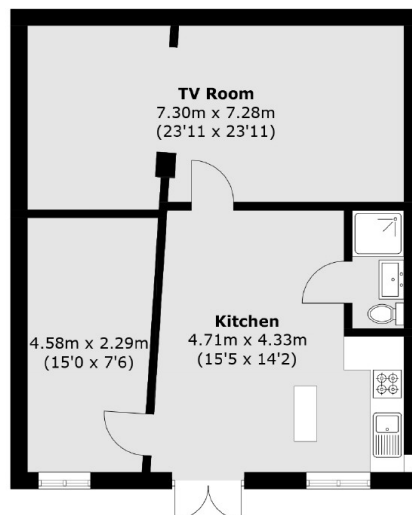
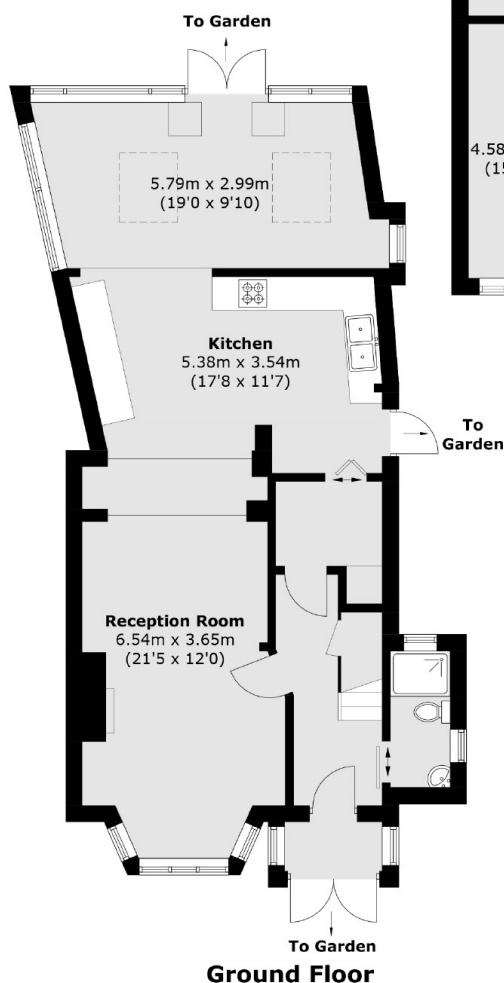
Outside to the front, the property has off-street parking for multiple vehicles and to the rear, you'll find a generous family garden with an artificial lawn for easy maintenance. At the far end of the garden is a substantial studio/garden room, fully self-contained and currently arranged as a one bedroom apartment complete with its own kitchen and bathroom. There is also an additional room, currently set up as a cinema room.



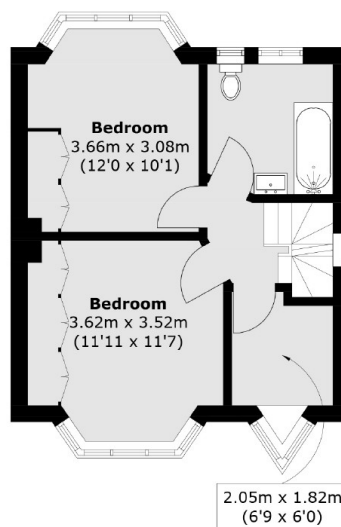
Barnfield Avenue, Kingston Upon Thames, KT2



Second Floor



(Not Shown In Actual
Location / Orientation)



First Floor

Total area (approx.): 134.2 sq. m (1,444.5 sq. ft)
(Excluding Eaves)
Outbuilding : 54.6 sq. m (587.7 sq. ft)

Dexters

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Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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