



## Barnfield Avenue, KT2

£900,000

A fine example of a three bedroom family home on the Tudor Estate, this property has been significantly improved. A standout feature is the fabulous full-width ground-floor extension, creating a bright and spacious kitchen/dining room. Additional benefits include solar panels, south facing garden, utility room, second bathroom, and a fully converted garage, currently used as a versatile home office.

The house is located on Barnfield Road, within the ever popular Tudor Estate. Properties in this area are highly sought after, thanks to their attractive architectural style, potential for extension, and excellent family-friendly location, with several highly regarded local schools catering to children of all ages.

### Features

- Three Bedrooms
- Large Ground Floor Extension
- Two Bathrooms
- South Facing Garden
- Garden Office/Gym
- Off Street Parking



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On the ground floor, you are welcomed by an attractive tiled entrance hall, complete with under stair storage. From here, there is access to a convenient utility room and a ground floor shower room. The spacious through lounge features an elegant bay window to the front, while to the rear, the large extended kitchen/dining room creates a bright and open-plan living space, ideal for family life and entertaining.

On the first floor are two double bedrooms, both with bay windows and a third single bedroom. Completing the 1st floor is the modern family bathroom and access to the loft space from the landing, via a fold down ladder.

To the front of the house, there is off street parking for two cars. To the rear is the sunny south facing garden where the large decked terrace and lawn area provide a wonderful outdoor space for family life and entertaining. At the back of the garden, there is a shed and access to the spacious converted garage, currently used as a home office. The property also benefits from rear pedestrian and vehicle access as well as Solar panels fitted to the roof.



# Barnfield Avenue, Kingston Upon Thames, KT2

