



Barnfield Avenue  
Kingston Upon Thames KT2 5RG

**gibson lane**

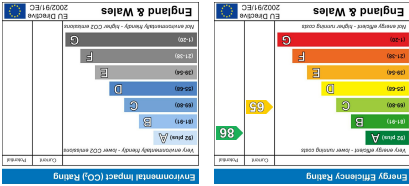
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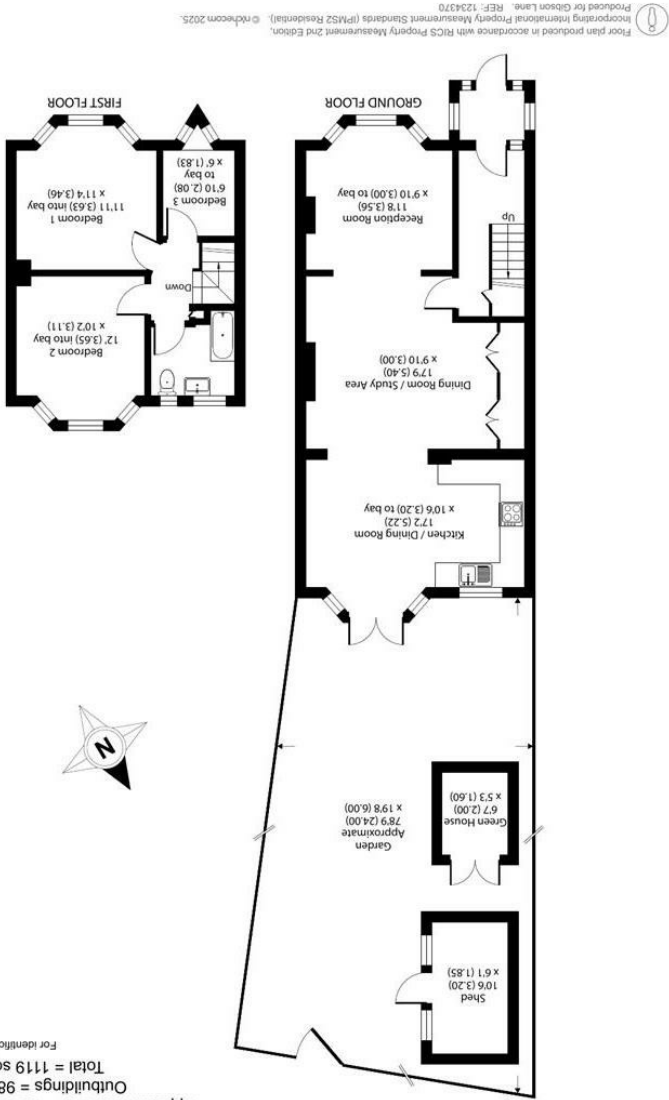
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress



Approximate Area = 1021 sq ft / 94.8 sq m  
Outbuildings = 98 sq ft / 9.1 sq m  
Total = 1119 sq ft / 103.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redkcom 2025.

**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.







£825,000

- Three bedroom 1930s freehold house
- Extended kitchen/dining room
- Impressive 78ft rear garden
- Storage shed with rear garden access
- Spacious accommodation of 1,021sqft

- Well positioned for local schools
- Easy access to river and Richmond Park
- Short walk to local shops and bus routes
- EPC rating D
- Council tax band E

Tenure: Freehold  
Local Authority: Kingston upon Thames

\* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

A beautifully presented 1930s three bedroom house situated on this sought after road within the ever popular Tudor Estate. The property features a spacious layout with accommodation of 1,021sqft arranged over two floors comprising: through reception/dining room with study area, extended kitchen/diner, three bedrooms and a family bathroom. Outside there is an attractive landscaped front garden and an impressive larger than average 78ft rear garden with large storage shed, vegetable patch, fruit trees, a green house and rear access. An early internal viewing is highly recommended in order to fully appreciate what this charming family home has to offer.



## 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 and the house is well positioned for Fernhill Primary, The Kingston Academy Grey Court and Tiffin Girls.

