# Barnfield Avenue

Kingston Upon Thames KT2 5RD



**Approximate Gross Internal Area 1200 sq ft - 111 sq m(Excluding Garage)**
Ground Floor Area 572 sq ft – 53 sq m
First Floor Area 628 sq ft – 58 sq m
Garage Area 323 sq ft – 30 sq m





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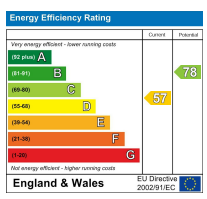
**Kingston Office**
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

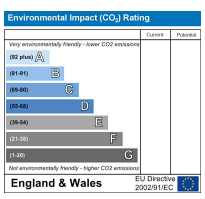
**Ham Office**
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**Redress:** We hold independent redress with Property Redress




PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**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.

The Property Ombudsman
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£1,000,000

- 1930s semi-detached house on wide plot
- Four bedrooms and two reception rooms
- Amazing 105ft West facing rear garden
- Off street parking & two garages
- No onward chain
- Potential for further extension and improvement (STPP)
- Well positioned for local schools
- Ham Parade and bus routes nearby
- 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

Situated on the popular Barnfield Avenue in North Kingston, this impressive semi-detached house sits on a wide plot and offers huge potential for extension and upgrading.

The ground floor features two generous reception rooms along with a kitchen and conservatory. Upstairs there are four well-proportioned bedrooms and a recently refurbished shower room, providing ample space for a growing family.

One of the standout features of this property is the wide frontage, which not only enhances its curb appeal but also provides parking one or two vehicles and offers potential for further extension, allowing you to tailor the home to your specific needs.

The 105ft West facing rear garden is a true gem, offering a private outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air.

In summary, this semi-detached house on Barnfield Avenue presents an excellent opportunity for those seeking a family home in a desirable location. With its spacious layout, ample parking, and potential for expansion, this property is not to be missed.



## Situation

Barnfield Avenue is a sought after road within the Tudor development in North Kingston situated a short distance 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 walk away. The standard of schooling in the immediate area is excellent within both the private and state sector.



