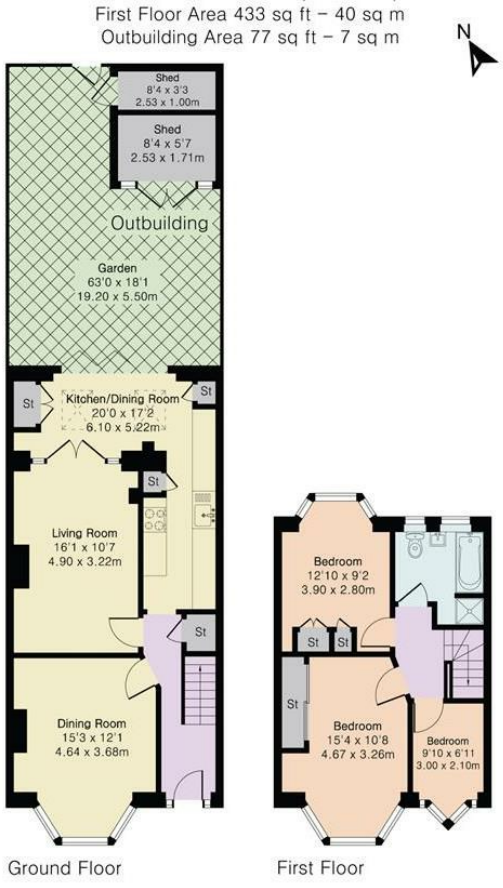


Approximate Gross Internal Area 1072 sq ft - 99 sq m
(Excluding Outbuilding)
Ground Floor Area 639 sq ft – 59 sq m
First Floor Area 433 sq ft – 40 sq m
Outbuilding Area 77 sq ft – 7 sq m



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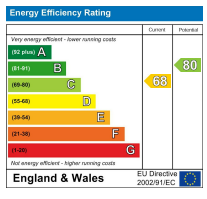
Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

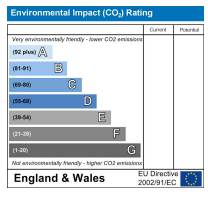
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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





PINK PLAN

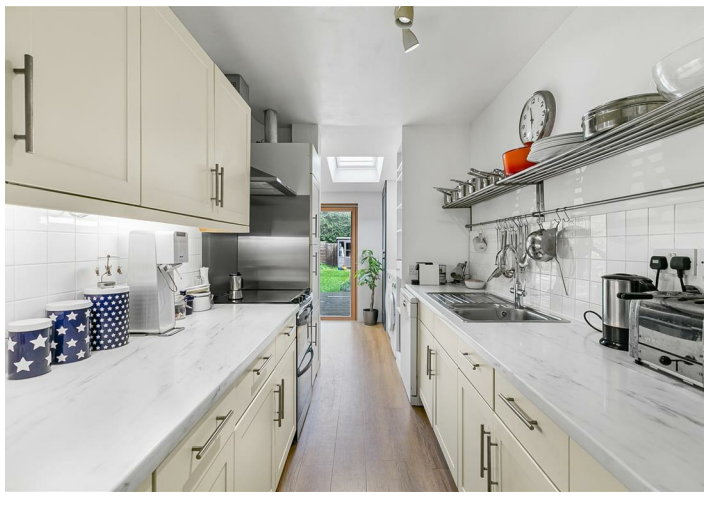
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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£895,000

- Larger style 1930s house
- Accommodation approaching 1,100sqft
- Large ground floor with extended kitchen/diner
- Beautiful 63ft rear garden
- Sold with no onward chain

Tenure: Freehold

Local Authority: Kingston upon Thames

- Potential for loft conversion (STPP)
- Well positioned for local schools
- Close to local shops and bus routes
- EPC Rating D
- Council tax band E

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

Description

Situated on the sought after Barnfield Avenue in North Kingston, this larger style 1930s house offers a delightful blend of character and modern living. Spanning an impressive 1,072 square feet, the property boasts two spacious reception rooms along with an extended kitchen/dining room, providing ample space for both relaxation and entertaining.

Upstairs the house features three well-proportioned bedrooms and a large bathroom with further potential to extend into the loft (STPP), making it an ideal home for families or those seeking extra space.

One of the standout features of this property is the beautiful 63-foot rear garden, a perfect sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property is well positioned for local schools, making it an excellent choice for families looking to settle in a community-oriented area. With its charming 1930s architecture and generous living space, this home on Barnfield Avenue is a rare find. Don't miss the chance to make this lovely house your new home.

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.





