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 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.



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.

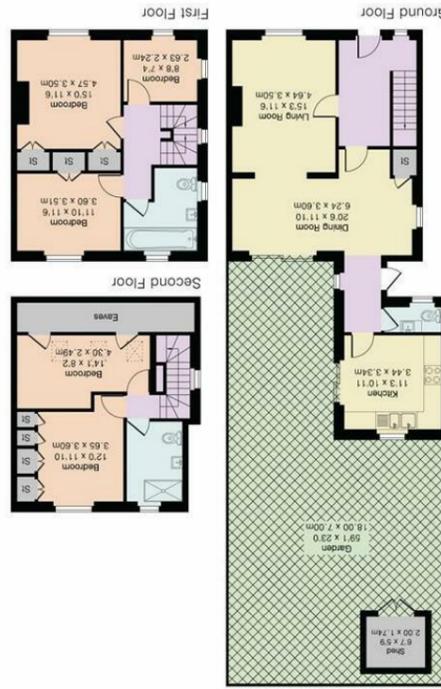
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission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



Approximate Gross Internal Area 1587 sq ft - 147 sq m (Including Outbuilding)
 Approximate Gross Internal Area 1550 sq ft - 144 sq m (Excluding Outbuilding)
 Ground Floor Area 689 sq ft - 64 sq m
 First Floor Area 500 sq ft - 46 sq m
 Second Floor Area 361 sq ft - 34 sq m
 Outbuilding Area 37 sq ft - 3 sq m



Barnfield Gardens
 Kingston Upon Thames KT2 5RJ



Guide Price £1,000,000

- Semi-Detached Home
- Five Bedrooms
- Immaculately Presented
- Impressive 60ft Private Rear Garden
- Generous Ground Floor Footprint
- Scope for Further Expansion (STNC)
- Two modern Bathrooms
- Excellent Location
- Close to Richmond Park | Near Outstanding Schools
- EPC Rating - D | Council Tax Banding - 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.

Summary

This charming semi-detached house offers a perfect blend of comfort and modern living and boasts generous accommodation approaching 1600sqft. With five spacious bedrooms, this house is ideal for families seeking ample space. The property is in immaculate condition, ensuring that you can move in with ease and enjoy your new home from day one.

The ground floor contains a front living room, dining room, W.C and kitchen with a wonderful open layout that enhances the flow of natural light, creating a warm and inviting atmosphere. This area not only serves as a wonderful space for family gatherings but also offers exciting potential for further expansion through an extension (subject to necessary consents), allowing you to tailor the home to your specific needs. There is also a downstairs WC.

The first floor provides two double bedrooms with built in wardrobes, a single bedroom and modern bathroom. The top floor houses two further bedrooms, one with built in wardrobes and an additional bathroom. Furthermore there is plenty of extra eaves storage.

Externally there is an excellent private rear garden measuring an impressive 60ft deep plus a well maintained front garden.

Located in a fantastic area, this home is well-positioned to take advantage of the local amenities, schools, and transport links that Kingston Upon Thames has to offer. This property offers beautiful accommodation with further scope for expansion, certainly one not to be missed. Contact us now to arrange your viewing.

Location

Barnfield Gardens is a sought after road ideally situated on the edge of the Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames, Richmond park and Ham Common are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

