







## Barnfield Avenue

### Kingston Upon Thames

Stunning four-bedroom family home in North Kingston, fully renovated to an exceptional standard. Features a 41' open-plan kitchen/dining/living space, handmade shaker kitchen with Gaggenau appliances, underfloor heating, Daikin air conditioning, home cinema, Danish wood burner, south-facing garden, and resin driveway with EV charger.

Council Tax band: F

Tenure: Freehold

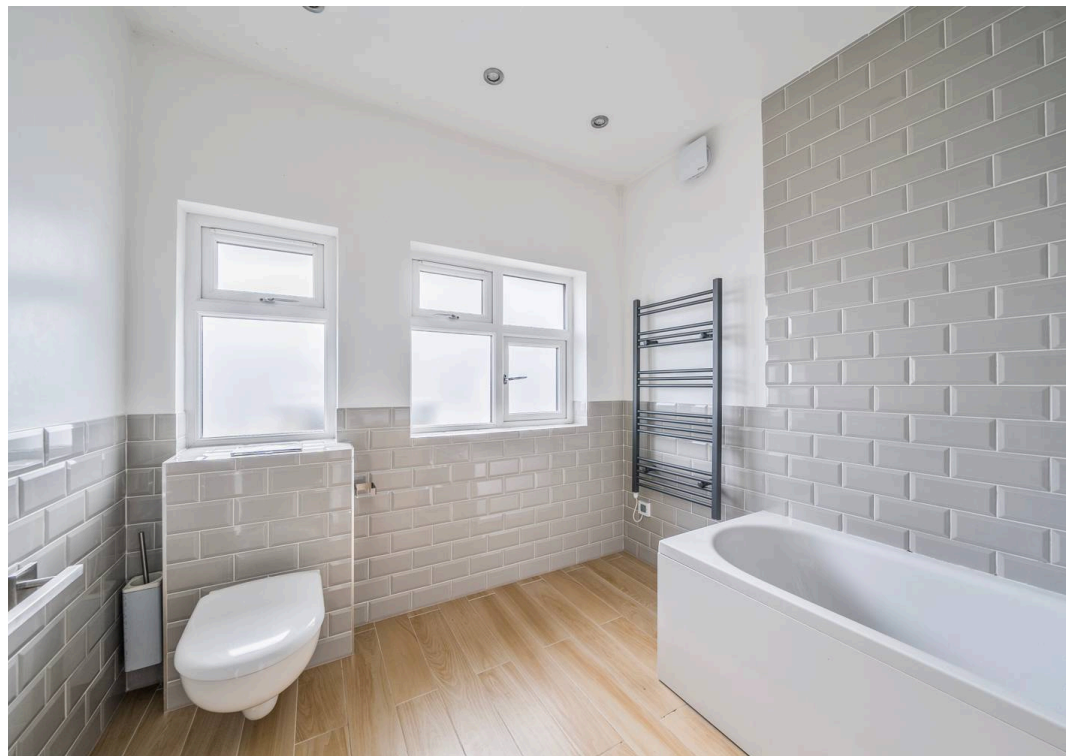
EPC Energy Efficiency Rating: D

- Fully renovated to an exceptional standard in 2018
- Spectacular 41'8 open-plan kitchen/reception/dining room
- Handmade solid-wood shaker kitchen with Gaggenau appliances
- Underfloor heating throughout and Daikin air conditioning
- Four bedrooms, two bathrooms including a top-floor principal suite
- South-facing garden with new decking, fencing, and shed
- Extensive insulation, waterproofing, and hidden structural improvements











## Barnfield Avenue, Kingston Upon Thames, KT2

Approximate Area = 1452 sq ft / 134.9 sq m

Limited Use Area(s) = 100 sq ft / 9.3 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1622 sq ft / 150.7 sq m

For identification only - Not to scale

