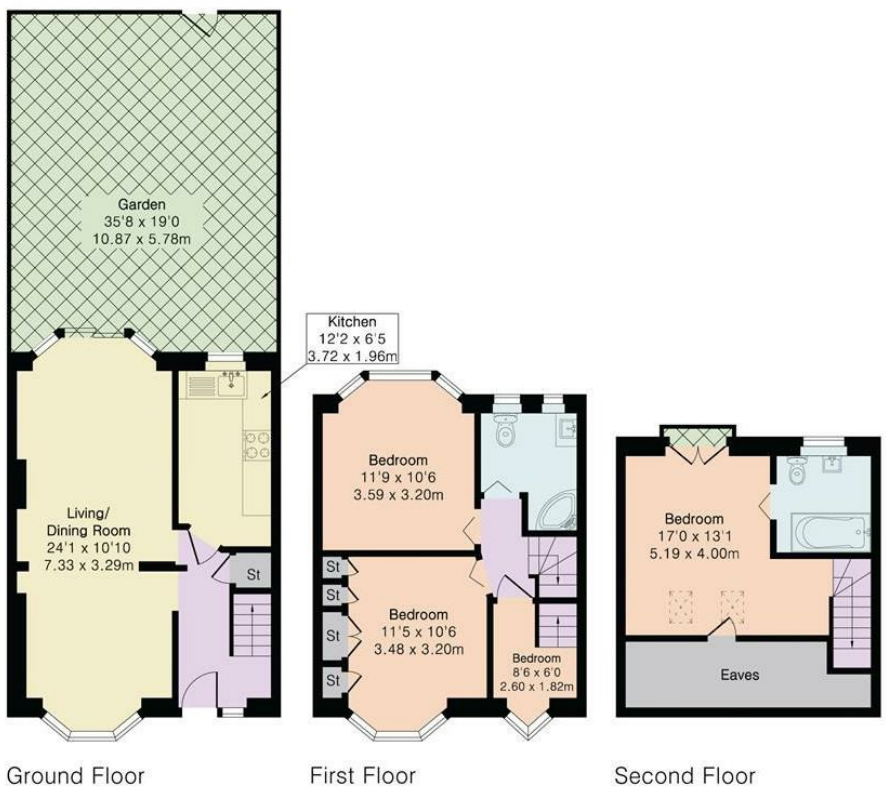


Barnfield Avenue

Kingston Upon Thames KT2 5RQ

Approximate Gross Internal Area 1065 sq ft - 99 sq m
Ground Floor Area 443 sq ft – 41 sq m
First Floor Area 393 sq ft – 37 sq m
Second Floor Area 229 sq ft – 21 sq m



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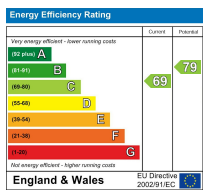
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

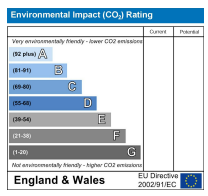
Redress: We hold independent redress with Property Redress

PINKPLAN

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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£870,000

- Attractive 1930s Tudor style property
- Three double bedrooms plus study
- Spacious accommodation of 1,065sqft
- 24ft reception/dining room
- Sold with no onward chain
- South/west facing rear garden
- Richmond Park and river nearby
- Well positioned for excellent local schools
- EPC rating C
- 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 1930s terraced house offers spacious accommodation and is sold with no onward chain.

The accommodation comprises a welcoming reception/dining room providing a comfortable space for both relaxation and entertaining, three well-proportioned double bedrooms including the loft extension with its en-suite shower room, a study and a main bathroom, which makes the house practical for day to day family living.

Outside, the property benefits from a south west facing rear garden, offering a lovely outdoor space to relax or entertain in the warmer months and providing plenty of natural light throughout the day.

This is a great opportunity to acquire a charming home in a sought-after location, close to local amenities, schools, and transport links. Whether you are a first-time buyer or looking to settle into a family home, this property on Barnfield Avenue is sure to impress.



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 within both the private and state sector.



