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Category	Score
Energy Efficiency Rating	C
Environmental Impact (CO ₂) Rating	C



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 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

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.

www.gibsonlane.co.uk

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

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



Barnfield Avenue
 Kingston Upon Thames KT2 5RD



£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.

