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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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 1020 sq ft - 95 sq m (Excluding Outbuilding)
 Ground Floor Area 623 sq ft - 58 sq m
 First Floor Area 397 sq ft - 37 sq m
 Outbuilding Area 219 sq ft - 20 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.

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Barnfield Avenue
 Kingston upon Thames KT2 5RQ



£825,000

- Three bedroom 1930s house
- Presented to a high standard throughout
- Spacious accommodation in excess of 1,000sqft
- Versatile garden room with kitchenette
- Off street parking
- Potential for loft conversion (STPP)
- Local shops and bus routes nearby
- Well positioned for 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 delightful 1930s terraced house offers a perfect blend of classic character and modern living. The property boasts a double reception room and extended conservatory kitchen, providing ample space for both relaxation and entertaining. Upstairs there are three bedrooms, a family bathroom and the potential for a further bedroom and bathroom with a loft conversion (STPP).

One of the standout features of this home is the garden room, which presents a versatile space that could serve as an office, studio, or a tranquil retreat for hobbies.

Off-street parking adds to the convenience of this lovely home, allowing for easy access and peace of mind.

The surrounding area is known for its vibrant community, excellent schools, and a variety of local amenities, making it a desirable location for families and professionals alike. Do not miss the opportunity to make this charming property 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.

