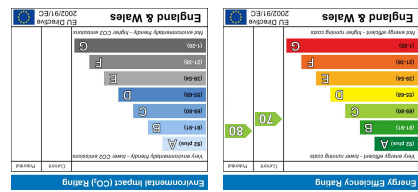


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements are approximate, floor plans and photographs are for guidance purposes only and must not be relied upon for 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.



 PINK PLAN

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.

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



Guide Price £775,000

- Three bedroom 1930s house
- Sold with no onward chain
- Extended ground floor
- Potential for loft extension (STPP)
- Rebuilt garage
- Off street parking
- Well positioned for local schools
- Local shops and bus routes nearby
- 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

This attractive 1930s terraced house on Barnfield Avenue offers a pleasing blend of period character and everyday practicality. The well-considered layout provides three well-proportioned bedrooms, a family bathroom, two reception rooms, a galley kitchen, and a rear extension overlooking the garden.

To the rear, a rebuilt garage offers excellent versatility and could be converted into a home office or studio, while off-street parking to the front adds a further practical benefit that is a rare find in North Kingston.

The property is in need of modernisation throughout, presenting an exciting opportunity for buyers to place their own stamp on a characterful home. Additional scope for a loft extension, subject to the usual consents, offers the potential to create a truly impressive family residence.



Situation

Barnfield Avenue sits within the popular Tudor Estate in North Kingston, just a short distance from the River Thames and the sweeping open spaces of Richmond Park. The location strikes an enviable balance for families, positioned between the town centres of Kingston and Richmond with their wide choice of shops, restaurants, and stations offering direct services to Waterloo and the City. The local shops of Ham Parade are close by and Ham Common is within easy walking distance. The area is particularly well served by both state and private schools of an excellent standard.

