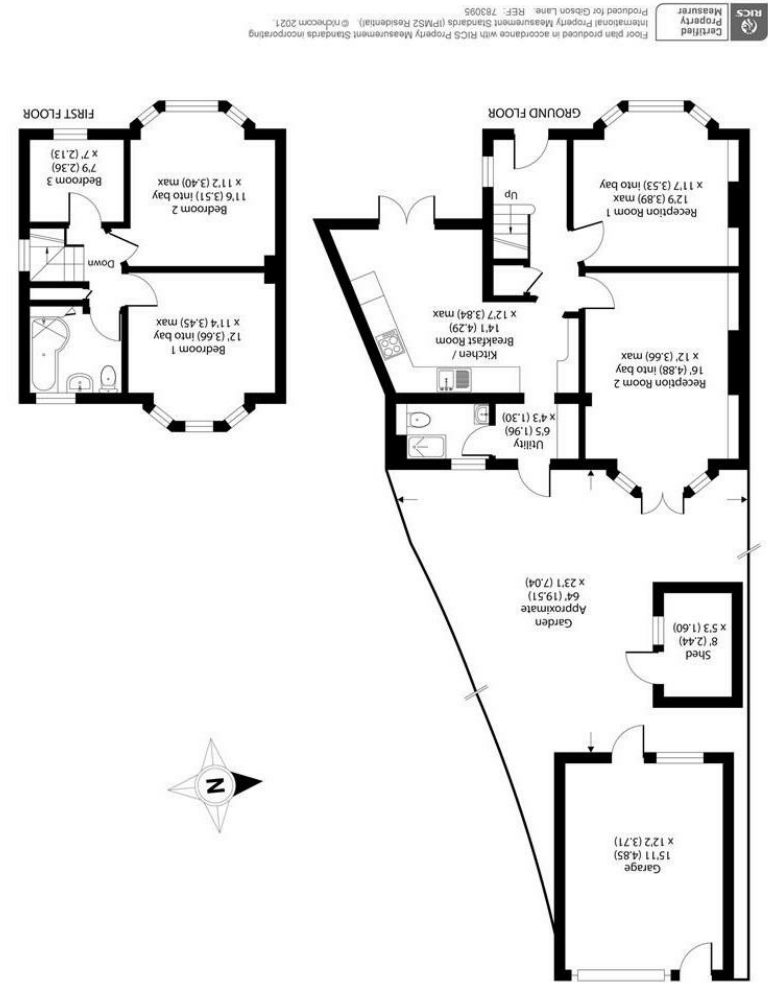


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



Approximate Area = 1055 sq ft / 98 sq m (excludes garage)
 Total = 1097 sq ft / 101.9 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Barnfield Avenue,
 Kingston Upon Thames, Surrey, KT2 5RQ



- Stunning Semi-Detached Tudor Style House
- Fully Fitted Modern Kitchen
- 2 Reception Rooms
- 2 Double Bedrooms
- Modern Bathroom
- Off Street Parking For 2 Cars
- Well Landscaped Rear Garden
- Garden Shed & Garage
- EPC Rating - C
- Council Tax Band - E



£3,750 Per Calendar Month

Barnfield Avenue,
Kingston Upon Thames,
Surrey,
KT2 5RQ

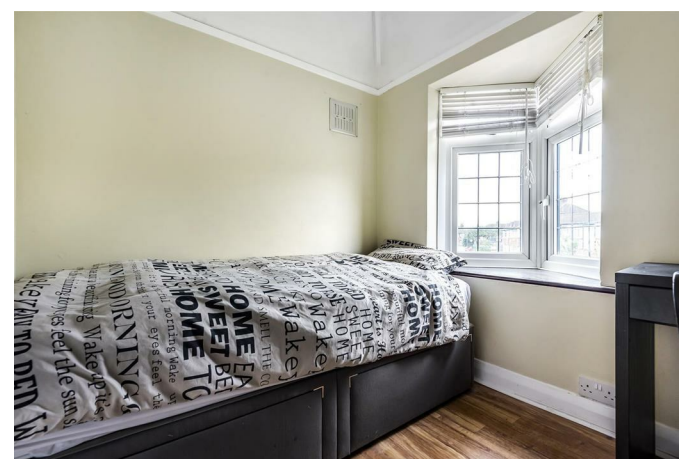
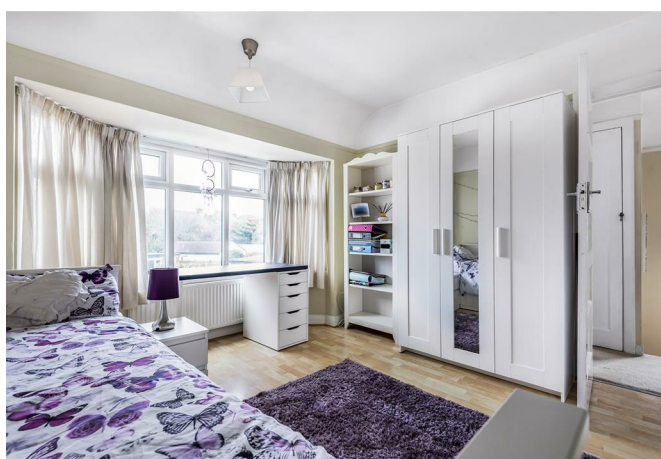
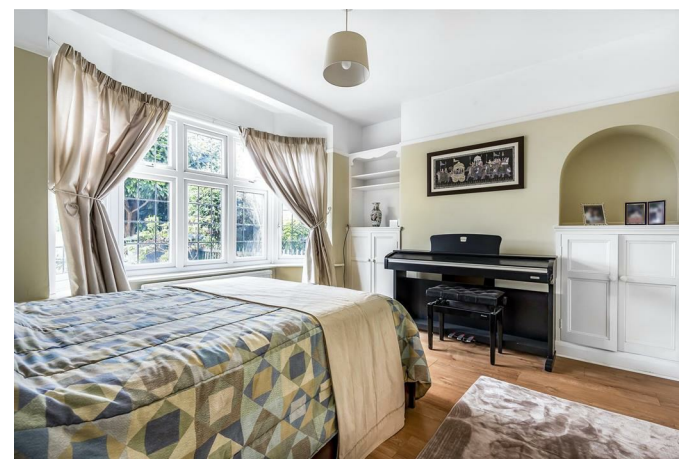


Description:

Gibson Lane present to the market this larger than average End of Terrace Tudor style house, located on an extremely popular North Kingston Road, moments away from Ham Parade and Ham Common. The property provides both impressive space as well as practicality throughout. On the ground floor you will find two generous receptions rooms as well as a large fully fitted kitchen which falls into the side extension providing substantial space for family dining. At the rear of the house off the kitchen, there is a family bathroom as well as utility room which leads out onto the large easterly facing garden that has been beautifully maintained. The second floor consists of two good sized double rooms, a single room that can be utilised as either a bedroom or a study, as well as another large family bathroom. This property also benefits from a secluded patio front garden, off street parking for 1-2 cars and also a large garage at the rear of the garden.

Location:

Barnfield Avenue is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames, Richmond park and Ham Common are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: E
Available Date: 17th July 2026
Deposit: £4,326
Tenancy Term: Long Term