





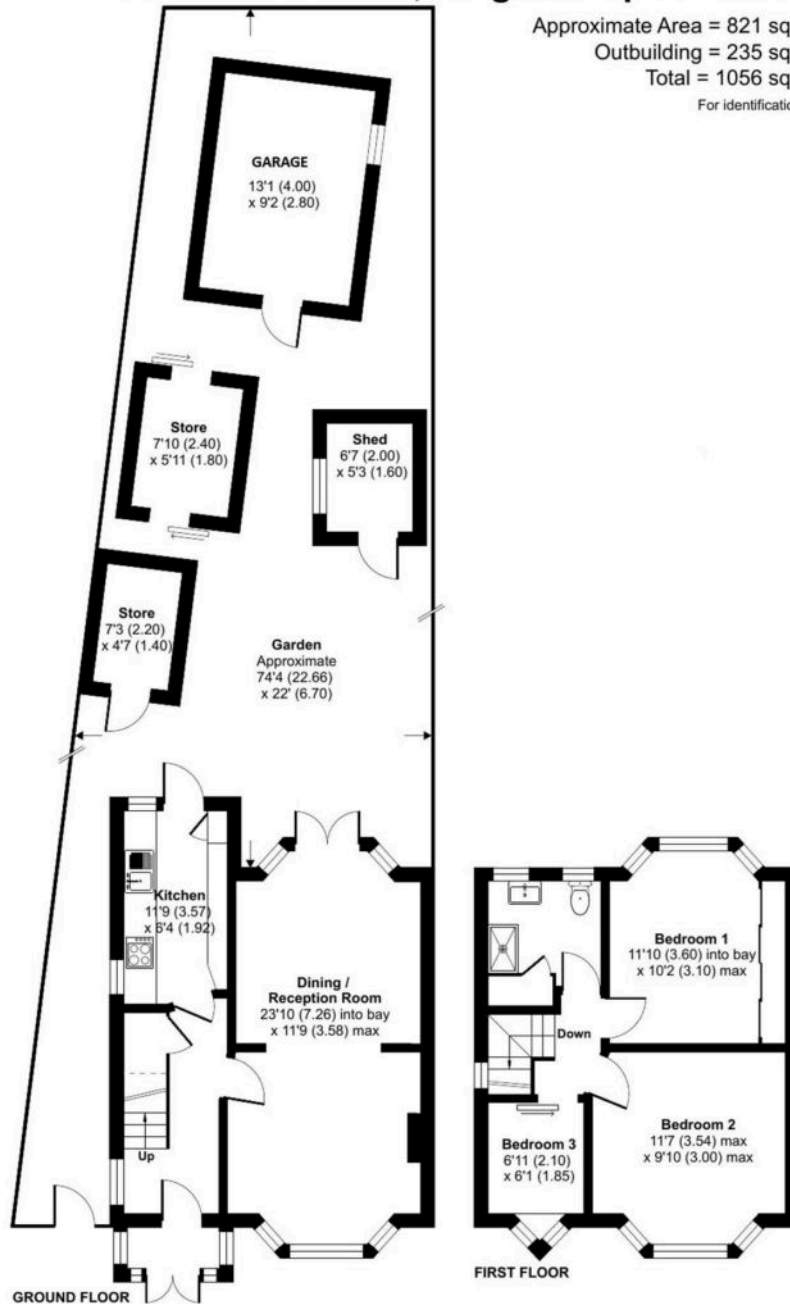
## Barnfield Avenue, Kingston Upon Thames, KT2

Approximate Area = 821 sq ft / 76.2 sq m

Outbuilding = 235 sq ft / 21.8 sq m

Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



## Barnfield Avenue

### Kingston Upon Thames

- Renovation opportunity at this 3 BEDROOM END OF TERRACE TUDOR STYLE HOUSE with rear garden over 70 ft and front parking for 2+ cars. NO ONWARD CHAIN!
- The next two houses in the same terrace have both loft converted with added dormer boxes,- as has the neighbouring end terrace house.
- Numerous houses have also extended to the rear ground floor and added garden chalet outbuildings.
- There may be some potential to add to the side of this house with the advantage of the end terrace position.
- Character period style features including picture rails and Bakelite style door handles.
- Generous rear garden with paved and grassed areas, stores, greenhouse and rear access. Side access passage with wall and gate.
- Bright double aspect lounge/dining room over 23 ft with French door to garden.
- Gas central heating system with an efficient Worcester Ri condensing boiler.
- Ready for a quick sale with vacant possession !



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1323760

### Porch

Glazed front porch with inner entrance door into the hall.

### Hall

Radiator, secondary glazed leaded style side window, picture rail, understairs store cupboard.

### Through Lounge/Dining Room

23' 10" x 11' 9" (7.26m x 3.58m)

Double aspect room with double glazed leaded style front bay and rear secondary glazed bay with French door to the patio and garden, radiators, picture rail.

### Kitchen

11' 9" x 6' 4" (3.57m x 1.92m)

Double aspect room with secondary glazed leaded style window to side and rear window and door to garden. Fitted kitchen units at eye and base level, worktops, inset sink unit, spaces for appliances, wall mounted Worcester condensing boiler.





**Landing**

Stairs from hall to 1st floor landing with balustrade and trap to loft. Secondary glazed deep side window with coloured glass insets.

**Bedroom 1 (rear)**

11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed rear bay, radiator, fitted wardrobe cupboards, picture rail.

**Bedroom 2 ( Front)**

11' 7" x 9' 10" (3.54m x 3.00m)

Double glazed leaded style front bay, radiator, picture rail.

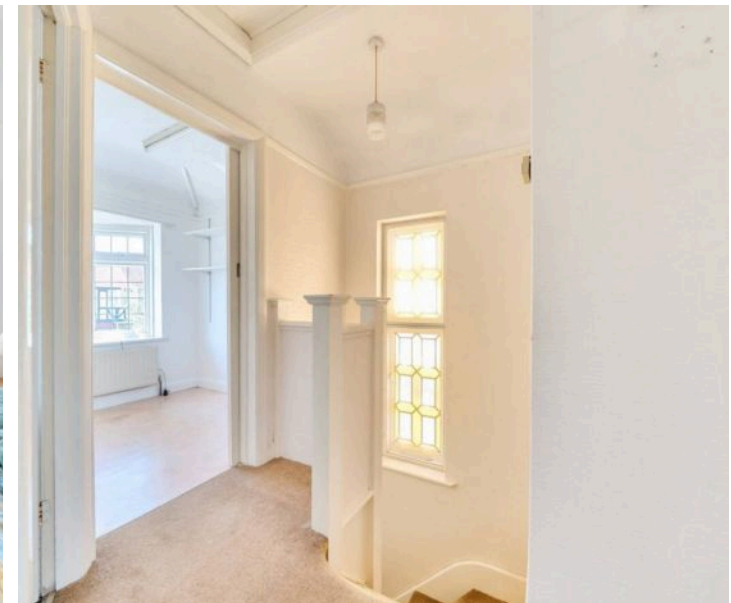
**Bedroom 3 (front)**

6' 11" x 6' 1" (2.10m x 1.85m)

Double glazed leaded style oriel bay window, radiator, pocket door.

**Bathroom**

Wash hand basin with cabinet under, WC, shower enclosure, two frosted double glazed windows, heated towel rail and radiator, airing cupboard with hot water cylinder and shelving.





## OUTSIDE

Dropped kerb to the front onto a paved parking forecourt accommodating 2 cars+. Grassed area and borders. Side wall and gate to side passage round to the main garden.

Patio area to rear of house with a brick storage outbuilding. The main garden area is grassed with planted areas and borders plus a shed, greenhouse and rear garage/store.











## Barnfield Avenue, KT2 5RG

Council Tax band: E

Tenure: Freehold

EPC Rating Band D

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