



Barnfield Avenue, Kingston Upon Thames, KT2

Approximate Area = 761 sq ft / 70.6 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 1060 sq ft / 98.4 sq m

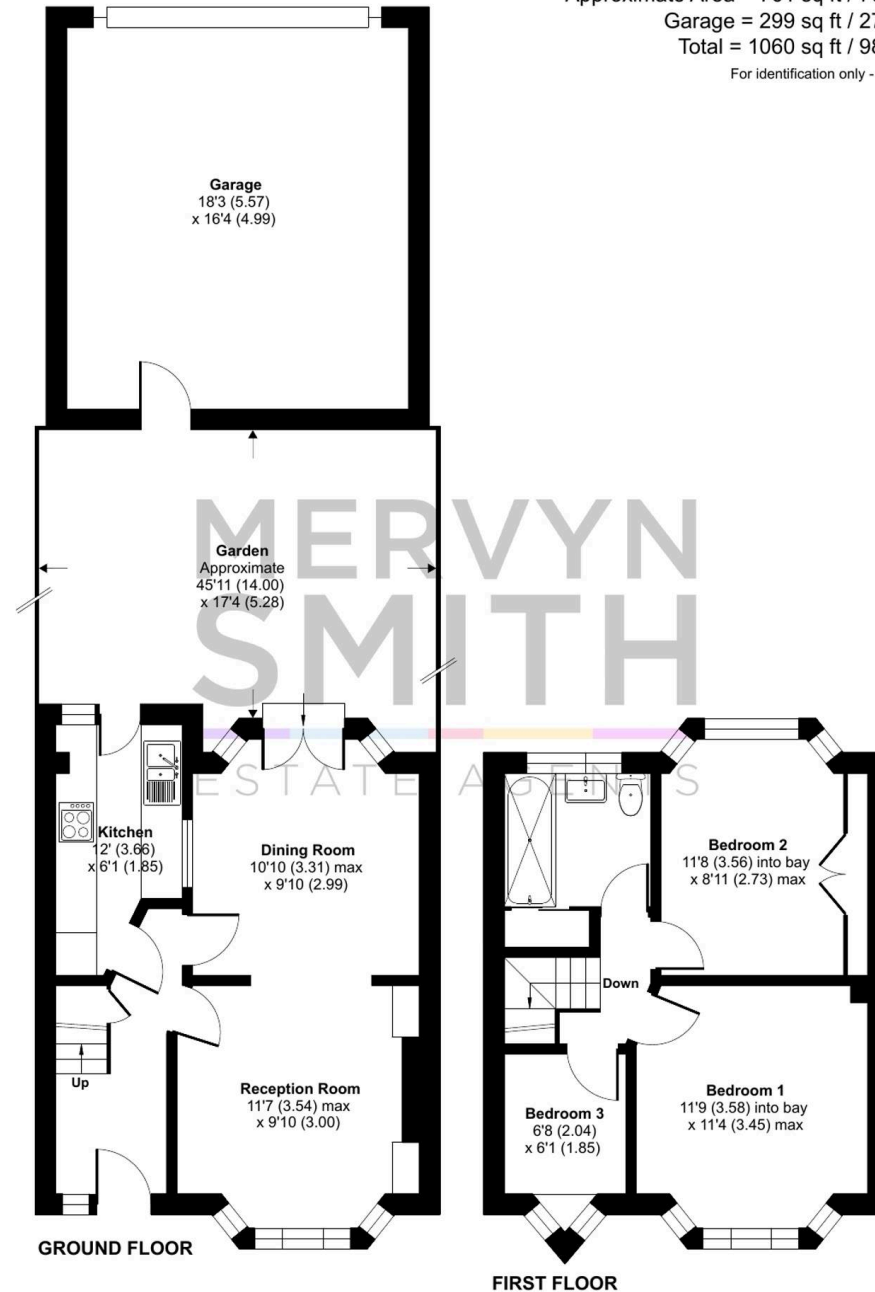
For identification only - Not to scale

- Character 3 BEDROOM 1930s HOUSE with large rear garage in a leafy residential side road on the popular North Kingston Tudor development.
- Offered with the benefits of VACANT POSSESSION and NO ONWARD CHAIN!
- Freshly decorated with recently refurbished flooring but offering new owners scope to remodel and expand to their own taste.
- The adjoining houses to each side have extended their ground floors and there are numerous loft extensions in the terrace.
- Bright through reception room with Art Deco style fireplace and French doors to the garden.
- Fitted kitchen units and integral fridge and freezer : Bathroom with white suite.
- Gas central heating system with an efficient Worcester Ri condensing boiler.
- Near a great choice of sought after schools including Grey Court, Tiffin Girls, the Kingston Academy and Fernhill School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Hall

Elizabethan style entrance door, leaded style window, laminate floor, radiator, understair store cupboard.

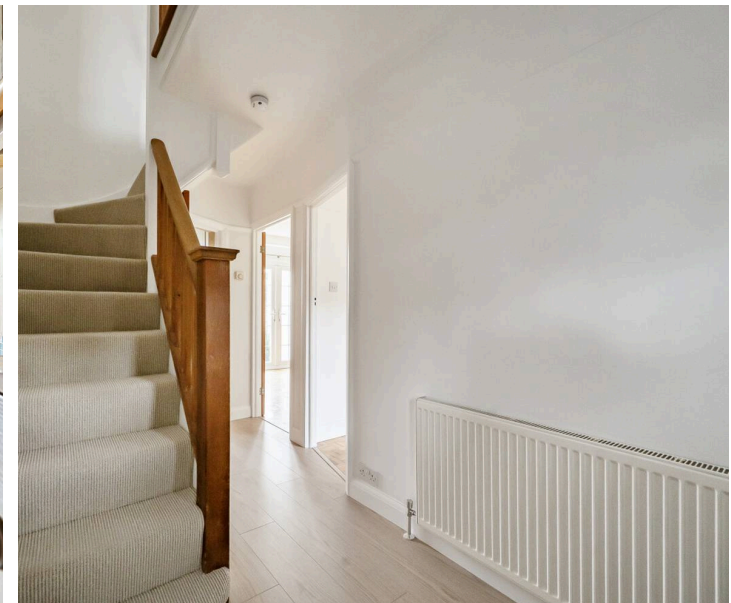
Through Lounge/Dining Room

Double glazed leaded style bay window to front and rear French doors and side windows out to garden, woodblock flooring, Art Deco style fireplace, radiators.



Kitchen

Units fitted at eye and base level to two sides, worktops and splashbacks, inset twin bowls, integral fridge and freezer, spaces for cooker and washing machine, wall mounted Worcester Ri condensing boiler, rear window and part glazed door to garden.





1st floor landing

Stairs from hall to 1st floor landing, balustrade, trap door to loft.

Front Bedroom

Laminate floor, radiator, double glazed leaded style bay window, picture rail.

Rear Bedroom

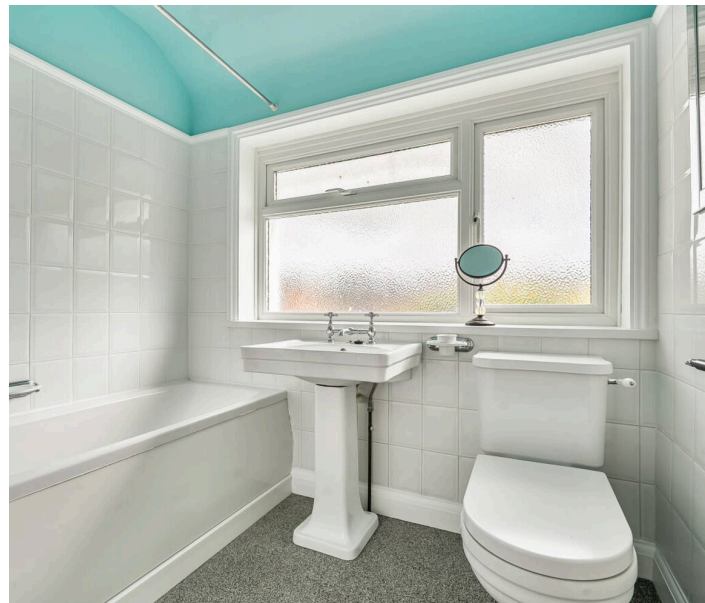
Laminate floor, radiator, double glazed bay, clothes hanging/storage recess.

Bedroom 3

Double glazed leaded style oriel bay window, radiator, laminate floor.

Bathroom

Panel enclosed bath with tile surround, pedestal wash hand basin, WC, two double glazed frosted windows, radiator, airing cupboard with hot water cylinder.



Front Garden

Mainly grassed with borders.

Rear Garden

Patio to immediate rear of the house with outside tap, main area grassed.

Garage

Personal door to garden, rear up and over door, power and light.





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