

NORTH KINGSTON

£795,000 FREEHOLD

**MERVYN
SMITH**
estate agents and valuers

BARNFIELD AVENUE, KINGSTON UPON THAMES, SURREY, KT2 5RQ



A smartly presented 3 BEDROOM TUDOR STYLE HOUSE with an extended ground floor, off street parking, and lovely 69 ft rear garden.

Located in a popular residential side road in the well regarded North Kingston Tudor development.

Spacious ground floor with cloakroom off the hall and extended reception areas with twin French doors to the patio terrace and garden.

Gas central heating system with a condensing boiler. Double glazed throughout.

The property offers further potential as the neighbouring house and others in the terrace have loft converted.

Between a choice of sought after schools including Latchmere and St Agathas on Latchmere Road, and high achieving Tiffin Girls plus Ofsted Outstanding Kingston Academy and Fernhill School on Richmond Road. There are nearby buses to central Kingston and Richmond, and local shops on both Ham Parade and Tudor Drive. The house is also within reach of Ofsted Outstanding Grey Court School and the German School.



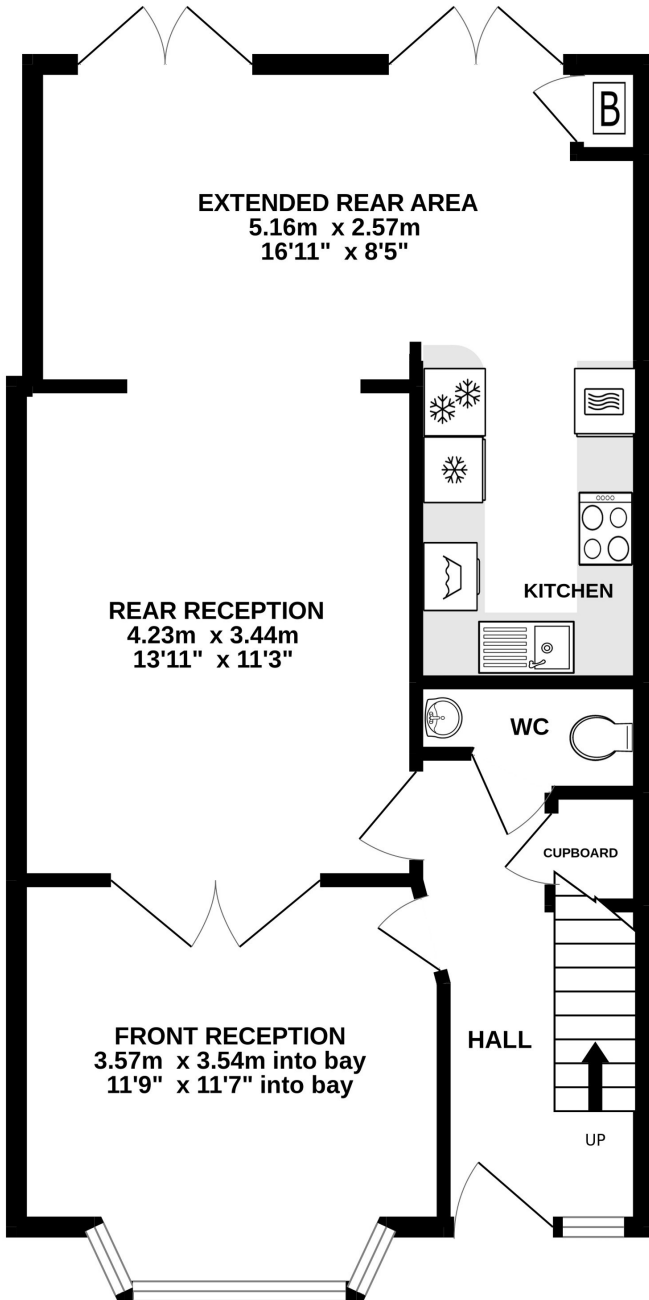
Tel: 020 8549 5099



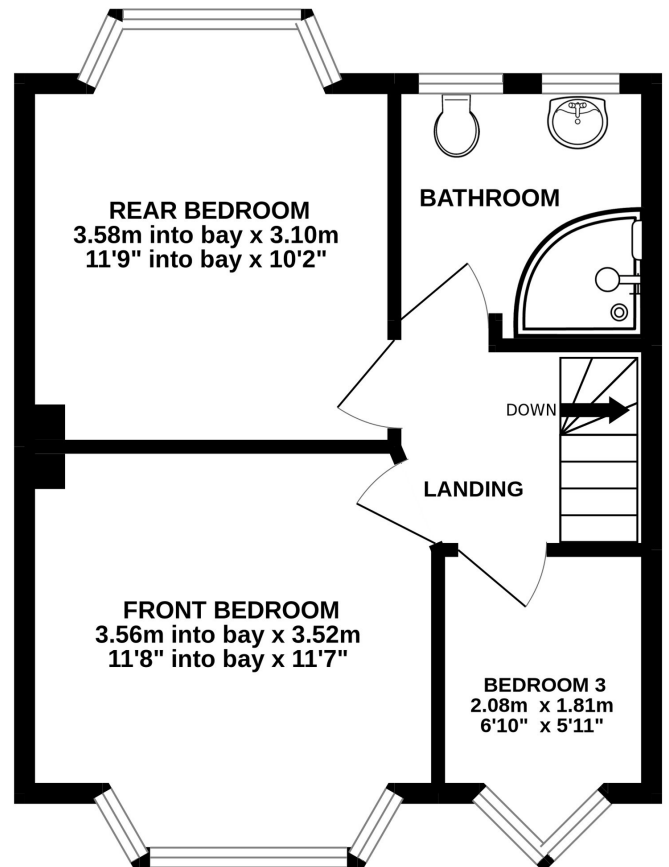
www.mervynsmith.com

FLOOR PLANS

GROUND FLOOR
54.8 sq.m. (590 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 90.1 sq.m. (970 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

HALL:

Entrance door with double glazed panes, leaded style double glazed front window, radiator, laminate floor, door to understair cupboard.

CLOAKROOM:

WC, wash hand basin, tiled walls.

FRONT RECEPTION : Abt. 11 ft 9 x 11 ft 7 into bay (3.57m x 3.54m into bay)

Leaded style double glazed bay window to front, radiator, laminate floor, double doors to rear reception.



REAR RECEPTION : Abt. 13 ft 1 x 11 ft 3 (4.23m x 3.44m)

Display alcove with fitted shelving, radiator, through into



EXTENDED REAR AREA : Abt. 16 ft 11 x 8 ft 5 (5.16m x 2.57m)

Twin double glazed French doors out to patio terrace and garden, cupboard to right corner housing boiler.



KITCHEN:

Units fitted at eye and base level with worktops and tile splashbacks, inset sink, inset gas hob, inbuilt oven and separate grille, spaces for washing machine, fridge and freezer..



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, trap door to loft.

FRONT BEDROOM: Abt. 11 ft 8 into bay x 11 ft 7 (3.56m into bay x 3.52m)

Leaded style double glazed bay window to front aspect, radiator.



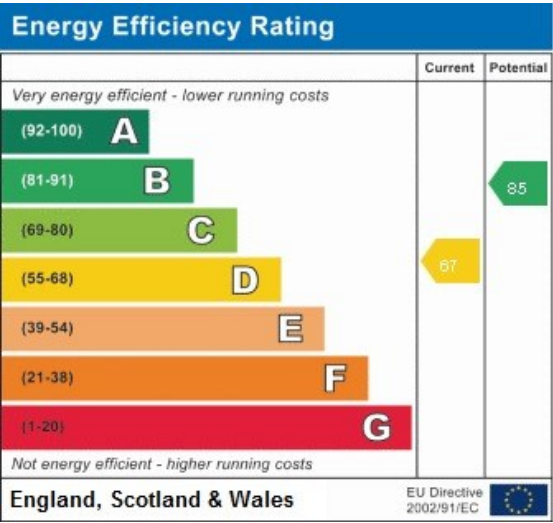
REAR BEDROOM: Abt. 11 ft 9 into bay x 10 ft 2 (3.54m into bay x 3.10m)

Double glazed bay window to rear aspect, radiator.



BEDROOM THREE: Abt 6'10 x 6' (2.08m x 1.84m)
Leaded style double glazed oriel bay window with display shelf, radiator.

BATHROOM:
Walk in shower enclosure with glass screen, wash hand basin on stand with drawers under, WC, heated towel rail, two frosted double glazed windows, spotlights, mostly tiled walls.



FRONT:

Brickblock forecourt off street parking, planted borders.

REAR GARDEN: Abt 69 ft (Abt. 21m)

Paved patio terrace to rear of house, main are grassed with timber planters, rear paved area and shed with power sockets, rear access gate.





COUNCIL TAX BAND : Band E

REF : 2441

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

DISCLAIMER

Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk **E-MAIL:** sales@mervynsmith.com