

NORTH KINGSTON



£1,195,000 FREEHOLD

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



A DOUBLE FRONTED HOUSE EXTENDED TO REAR, LOFT AND SIDE WITH A SEPARATE STUDIO OUTBUILDING TOTTALLING 2120 SQ FT.

MAIN HOUSE WITH 5 BEDROOMS AND 3 BATHROOMS.

SELF CONTAINED SIDE ANNEX WITH RECEPTION, KITCHEN, BEDROOM AND BATHROOM.

DETACHED OUTBUILDING WITH A STUDIO ROOM and SHOWER ROOM

OFF STREET PARKING FOR 4 CARS across the wide forecourt.

EPC RATING BAND C - Double Glazing : Gas Central Heating System.

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

Between a choice of sought after schools including Latchmere and St Agathas on Latchmere Road and Tiffin Girls, Ofsted Outstanding Kingston Academy and Fernhill School on Richmond Road.

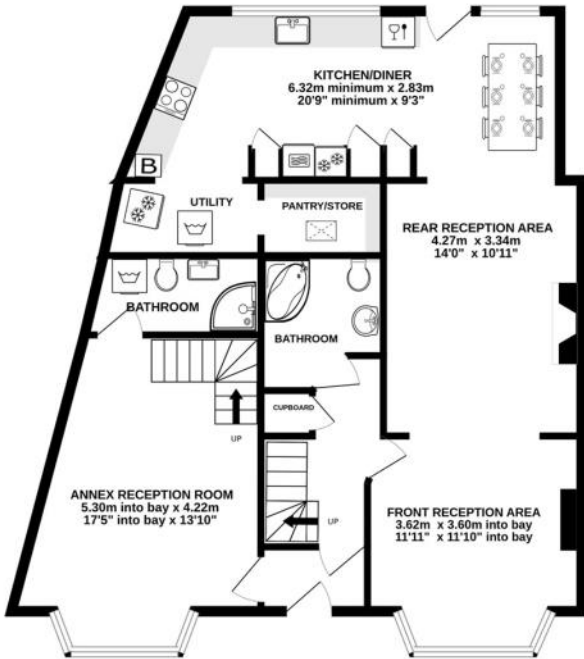
Nearby buses to central Kingston and Richmond, and local shops, libarray and Post Office on Tudor Drive.

0208 549 5099

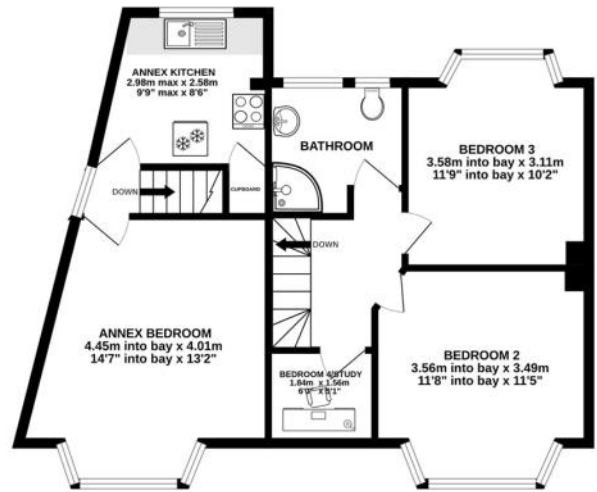
www.mervynsmith.co.uk

FLOOR PLANS

GROUND FLOOR
85.3 sq.m. (918 sq.ft.) approx.



1ST FLOOR
60.7 sq.m. (653 sq.ft.) approx.



2ND FLOOR
35.0 sq.m. (376 sq.ft.) approx.



GROUND FLOOR
16.1 sq.m. (173 sq.ft.) approx.



TOTAL FLOOR AREA : 197.0 sq.m. (2120 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.

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ENTRANCE PORCH:

With fluted columns and pitched tile roof.

ENTRANCE LOBBY:

Carolina style uPVC entrance door, inner doors to the left to the annex and ahead to the main house.

MAIN HOUSE :

HALL: Laminate floor, door to under stair store cupboard.

GROUND FLOOR BATHROOM :

WC, pedestal wash hand basin, corner bath, radiator.

FRONT RECEPTION AREA : (to front right) Abt. 11 ft 11 x 11 ft 10 into bay (3.62m x 3.60m into bay)

Leaded style double glazed bay window to front with fitted bench seating/store lockers, radiator, display alcove, laminate floor.



REAR RECEPTION AREA : Abt. 13 ft 1 x 11 ft 3 (4.27m x 3.34m)

Display alcove, radiator, fireplace and hearth, laminate floor, through into rear extended dining area



REAR DINING AREA :

Tiled floor, radiator, cornice, spotlights, double glazed window and door to garden.



KITCHEN/DINING ROOM: Abt. 20 ft 9 minimum x 9 ft 3 (6.32m minimum x 2.83m)

Kitchen area with units fitted at eye and base level, granite worksurfaces, tiled splashbacks, inset sink, inbuilt oven, integral fridge, inset gas hob, space for dishwasher, wall mounted boiler, round to ...

UTILITY AREA:

Spaces for fridge freezer and washing machine, arch to ...

WALK IN PANTRY/STORE: Abt. 6 ft 10 x 3 ft 10 (2.10m x 1.19m)

Fitted shelving, skylight.



STAIRCASE FROM HALL TO FIRST FLOOR :

FRONT BEDROOM 2: Abt. 11 ft 8 into bay x 11 ft 5 (3.56m into bay x 3.49m)

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



REAR

BEDROOM 3: (Right) Abt. 11 ft 9 into bay x 10 ft 2 (3.58m into bay x 3.11m)

Double glazed bay window to rear aspect, radiator, laminate floor.



STUDY BEDROOM 4 (Front): Abt 6 ft x 5 ft 1 (1.84m x 1.56m)

Leaded style double glazed oriel bay window to front with display shelf, space for office desk.

1st FLOOR BATHROOM:

Two frosted double glazed windows,



SELF- CONTAINED SIDE ANNEX

RECEPTION ROOM: (to front left)

Abt. 17 ft 5 into bay x 13 ft 10 max (5.3m into bay x 4.22m max)

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

BATHROOM/UTILITY :

Space for washing machine, WC, wash hand basin, corner shower enclosure.

STAIRCASE FROM RECEPTION TO FIRST FLOOR LANDING:

Window to side, doors into bedroom and kitchen.

BEDROOM: Abt. 14 ft 7 into bay x 13 ft 2 max (4.45m into bay x 4.01m max)

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

KITCHEN: Abt. 9ft 9 max x 8 ft 6 (2.98m x 2.58m)

Double glazed window to rear aspect, radiator, laminate floor, worktop with inset sink unit, spaces for cooker and fridge freezer. Door to overstore cupboard in addition to room dimensions.

walk in shower, heated towel rail, tiled floor and walls, WC, pedestal wash hand basin.

STAIRCASE FROM FIRST FLOOR STUDY LANDING TO 2nd FLOOR LANDING:

BEDROOM 5: (Right) Abt. 14 ft 7 into bay x 13 ft 2 max (4.45m into bay x 4.01m max)
Double glazed French doors to rear Juliet balcony, laminate floor, radiator, door to eaves storage.



BEDROOM 6: (Left) Abt. 11 ft 8 into bay x 11 ft 5 (3.56m into bay x 3.49m)
Double glazed French doors to rear Juliet balcony, laminate floor, radiator, front velux window.

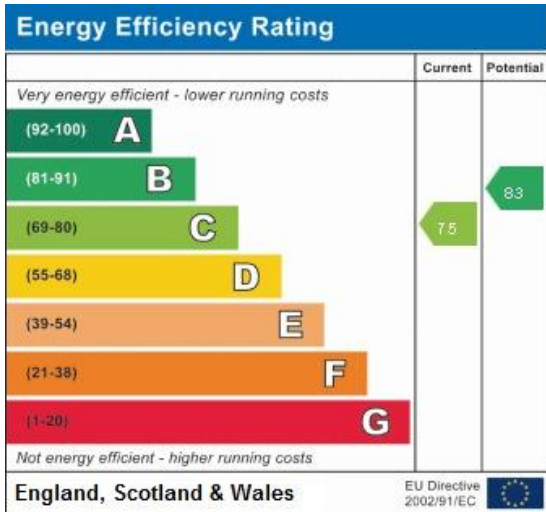


2nd FLOOR BATHROOM:

Double glazed frosted window, walk in shower, heated towel rail, tiled floor and walls, WC, wash hand basin.



ENERGY EFFICIENCY RATING : 75 BAND C



OUTSIDE:

FRONT:

Brickblock forecourt off street parking.

SIDE:

Side gate and access passage round to ...

REAR GARDEN:

Terrace to rear of house, outside tap, steps down to planted and shingled areas.

DETACHED OUTBUILDING: Abt. 173 Sq ft (16.1 sqm)

STUDIO ROOM: Abt. 14 ft x 13 ft 2 max (4.27m x 3.77m max)

Double glazed French doors to garden, tiled floor, spotlights, rear access door.

SHOWER ROOM:

Tiled floor and walls, WC, pedestal wash hand basin, walk in shower, spotlights.



COUNCIL TAX BAND : Band F (Royal Borough of Kingston Upon Thames)

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**MERVYN
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