



**6 Barnfield Gardens, North Kingston, KT2 5RJ**

**£995,000**

## 6 Barnfield Gardens

Kingston Upon Thames

NEW! 4 BEDROOM 2 BATHROOM SEMI DETACHED extended to rear & side. In a quiet North Kingston cul de sac. NO ONWARD CHAIN! Off street parking + rear garden over 78 ft. Ground floor WC, three 1st floor bedrooms and family bathroom + grd fl side extension with bedroom and shower room and its own independent front entrance door.

Council Tax band: E

Tenure: Freehold

EPC ENERGY EFFICIENCY: BAND C

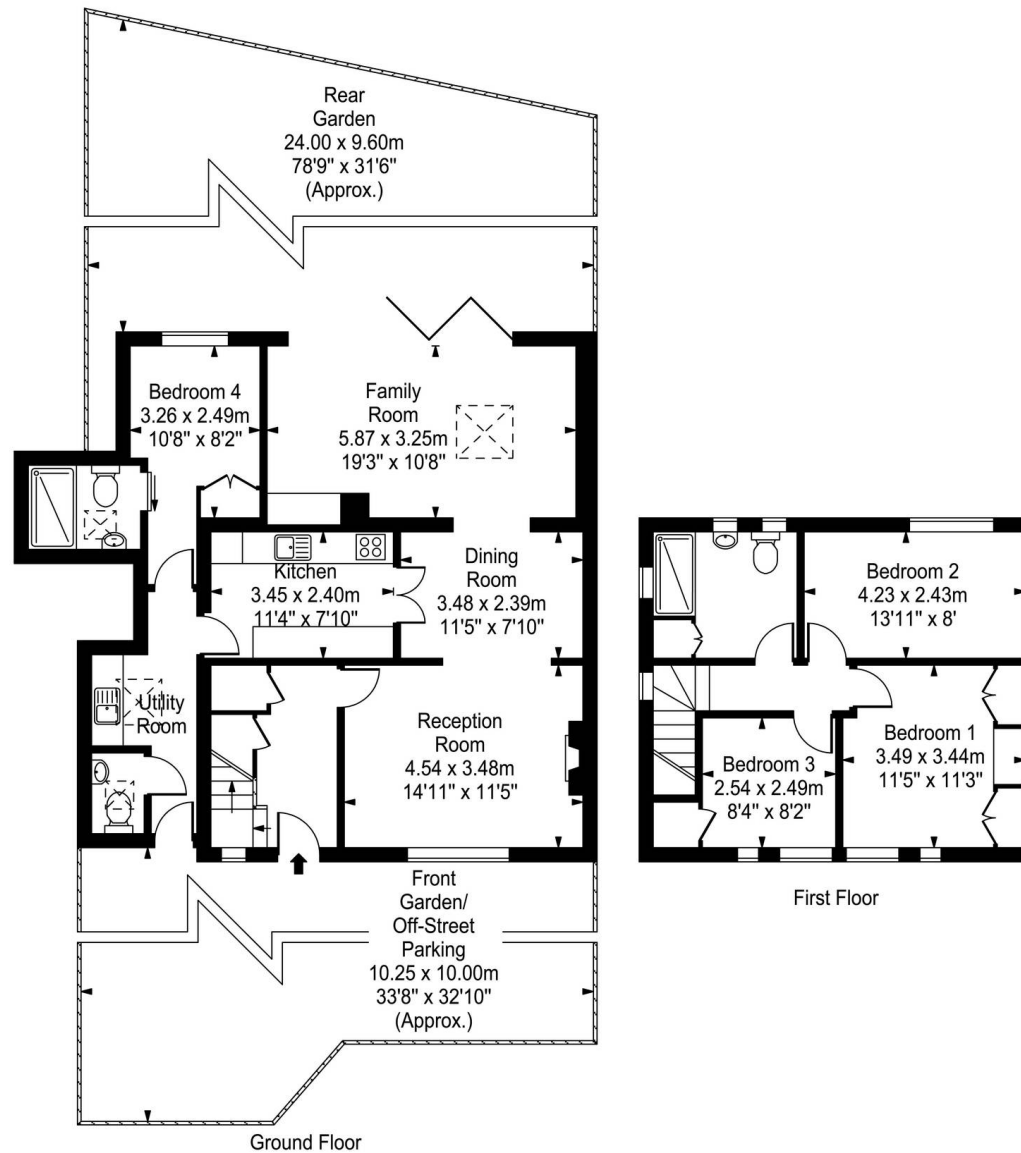
EPC Environmental Impact Rating: C



# Barnfield Gardens

Approx. Gross Internal Area

128 Sq M - 1378 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

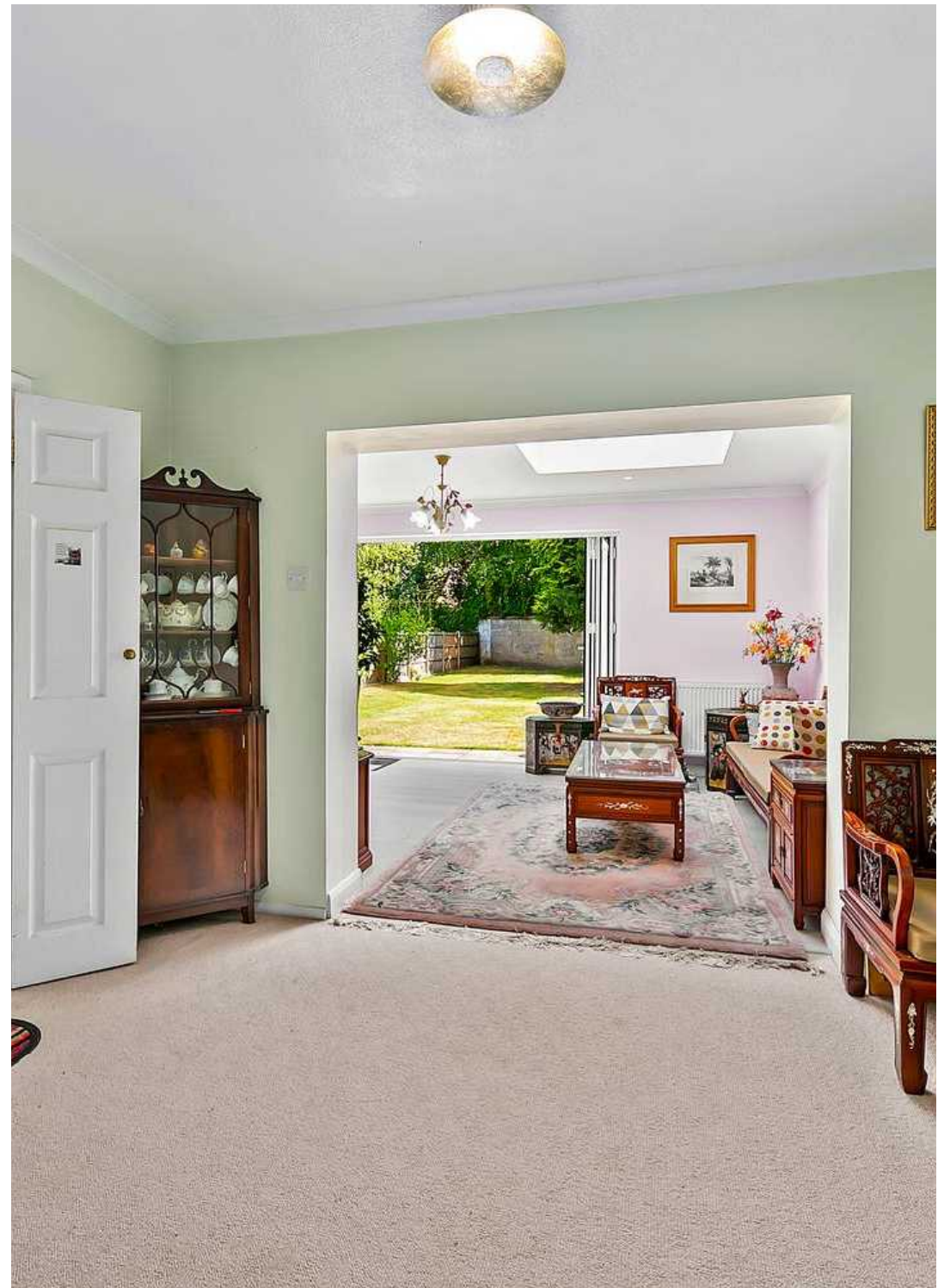
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

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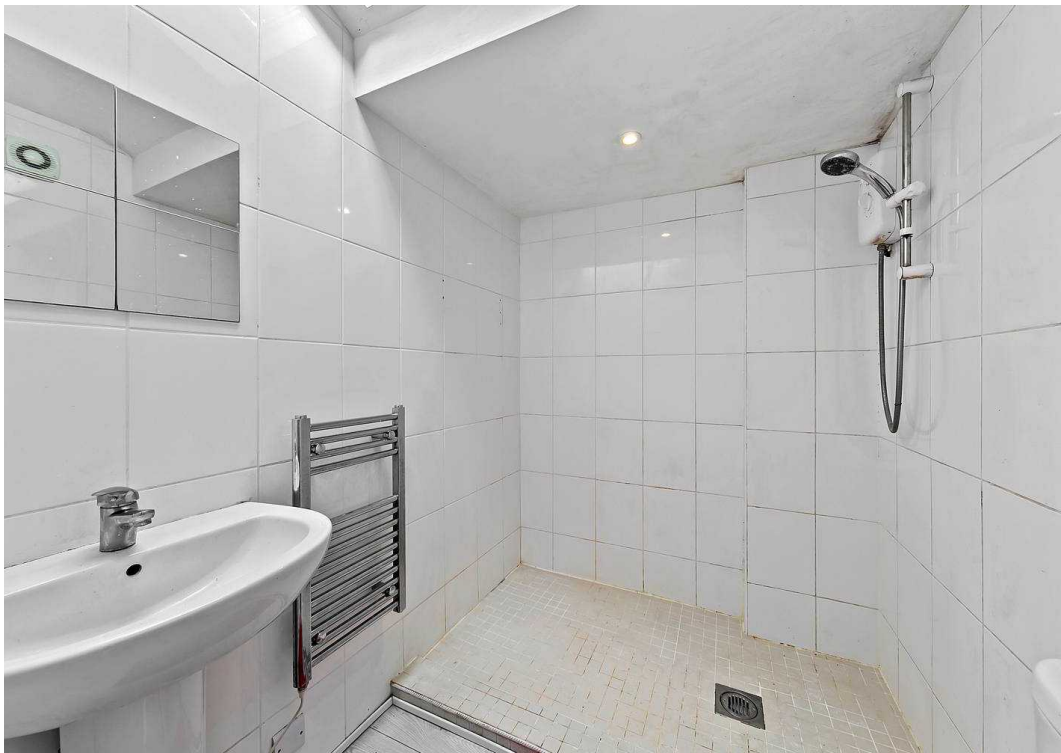
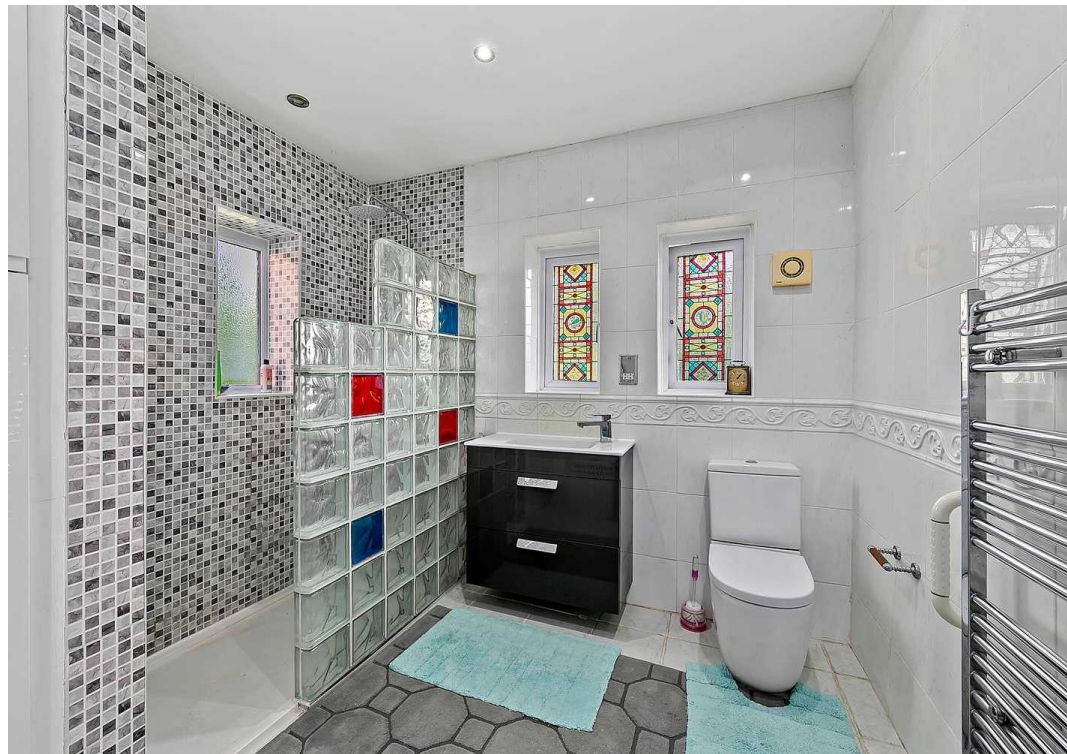
### North Kingston

- Already offering 1378 sq ft of space with the further potential of expanding into the loft (stpc).
- NO ONWARD CHAIN! - (Owners moving abroad). The only condition is that the new owners agree to take on the family's beloved elderly cat which regrettably they have to leave with the property.
- OFF STREET PARKING AND GENEROUS REAR GARDEN OVER 78 ft x 31 ft.
- Three reception areas to the main ground floor. The side extension could be an annex or guest accommodation as it has independent front access.
- Ground floor cloakroom and shower room in the side extension.
- Within reach of the schools, buses, shops and Richmond Park.

Barnfield Gardens is a quiet close off Barnfield Avenue in popular North Kingston. The house is within reach of a choice of schools including Latchmere and St Agatha's in one direction and Tiffin Girls, Kingston Academy and Fernhill School all on Richmond Road. There are shops on busy Ham Parade and local shops including a Post Office (and a Library) nearby on Tudor Drive. The 24 hour 65 bus service runs along Richmond Road with the 371 service on Tudor Drive. Turning off Tudor Drive into Latchmere Lane leads to Ham Common Woods and Richmond Park.







## 6 Barnfield Gardens

North Kingston

Nestled in a quiet cul-de-sac in sought-after North Kingston, this extended 4-bedroom, 2 bathroom semi-detached house presents a great opportunity. There's no onward chain as the owners are relocating overseas. The only condition? Taking on the family's cherished cat who loves its home and is too elderly to travel with them.

With over 1378 sq ft of space already on offer, the potential for further expansion into the loft (subject to the usual approvals) presents an exciting opportunity for those looking to expand the property to their own requirements. Front driveway off-street parking and a generously proportioned rear garden over 78 ft x 31 ft provides additional value.

The main entrance leads into a welcoming hall and the main ground floor hosts three reception areas, offering versatile living spaces for both relaxation and entertainment. The addition of a bedroom and bathroom in the side extension offers flexibility for guests, extended family members, or even the possibility of a separate living arrangement or annex as it has its own independent front access and the option of creating a kitchenette. The main house provides three well-appointed bedrooms and a spacious family bathroom on the first floor. EPC RATING BAND C : Double Glazing : Gas Central Heating System.

The surroundings include local amenities, shops, transport links, and the sprawling spaces of Richmond Park. The house is within reach of a choice of schools including Latchmere and St Agatha's in one direction and Tiffin Girls, Kingston Academy and Fernhill School all on Richmond Road. There are shops on busy Ham Parade and local shops including a Post Office nearby on Tudor Drive.

Don't miss the chance to call this property your own – ring us or email us to schedule a viewing.



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Kingston Upon Thames, Surrey, KT2 5RJ

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