

**NORTH KINGSTON**

**MERVYN  
SMITH**  
estate agents and valuers

**£825,000 FREEHOLD**

**118 BARNFIELD AVENUE, KINGSTON UPON THAMES, SURREY, KT2 5RF**



**VACANT and CHAIN FREE! END TERRACE 3 BEDROOM 2 RECEPTION 1930s HOUSE with WIDE FORECOURT OFF STREET PARKING and a sunny SOUTHWESTERLY FACING REAR GARDEN WITH A DOUBLE GARAGE.**

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

Further potential to extend (stpc). The adjoining house has extended to the rear ground and others in the terrace have extended into the loft.

Gas central heating system : Double glazed throughout.

*Two double and one single bedroom all with bay windows. Fitted wardrobes to the two double bedrooms.*

***DOUBLE GARAGE NEARLY 16ft SQUARE with power, light and full width rear up and over door.***

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. The house is also within reach of Ofsted Outstanding Grey Court School and the German School.

Near to buses to central Kingston and Richmond, and close to Tudor Drive with its Post Office, library and shops.

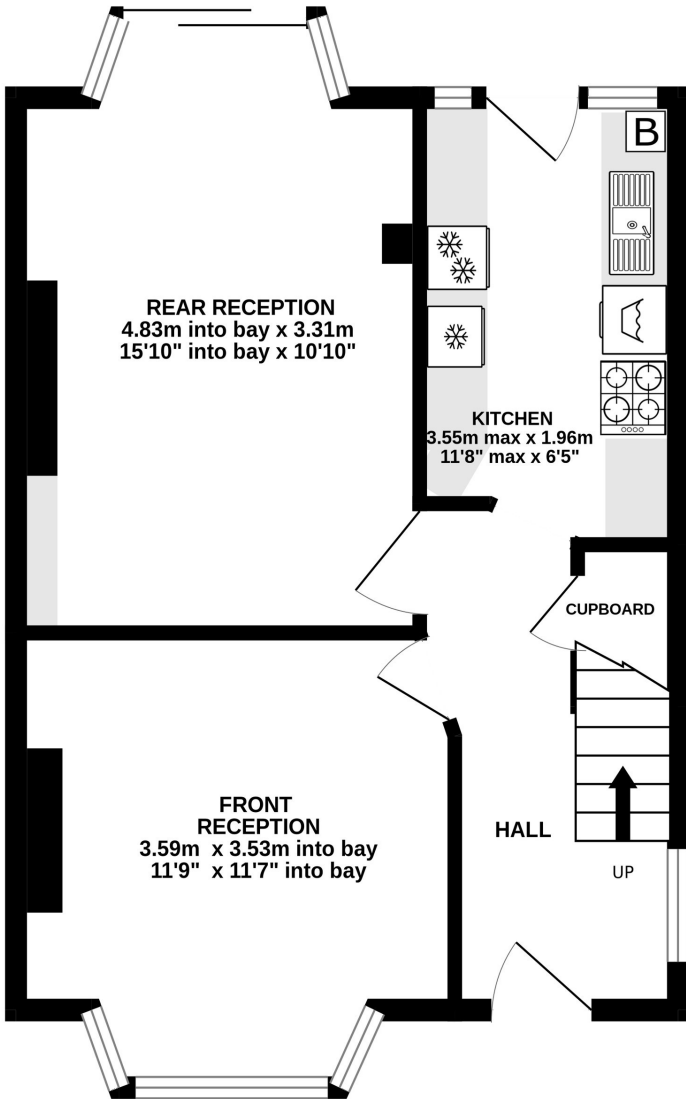


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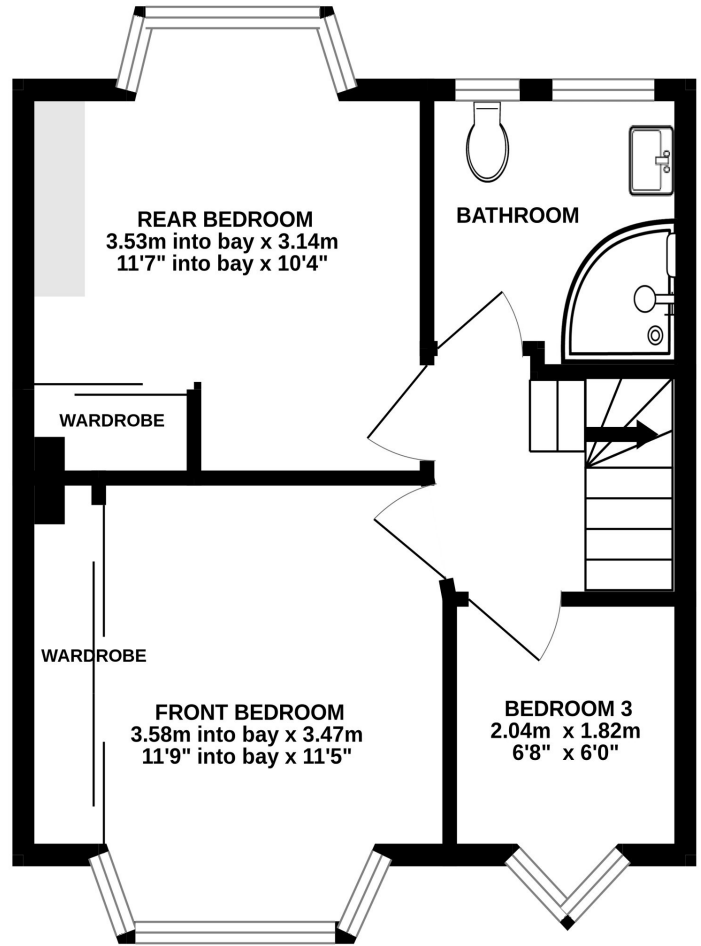


[www.mervynsmith.com](http://www.mervynsmith.com)

**GROUND FLOOR**  
41.1 sq.m. (443 sq.ft.) approx.



**1ST FLOOR**  
35.4 sq.m. (381 sq.ft.) approx.



**TOTAL FLOOR AREA : 76.5 sq.m. (824 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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**HALL:**

Elizabethan style entrance door, radiator, double glazed leaded style window to side, door to under stair store cupboard.

**FRONT RECEPTION :** Abt. 11 ft 7 into bay x 11 ft 9 (3.53m into bay x 3.59m)

Double glazed leaded style bay window to front, radiator.



**REAR RECEPTION :** Abt. 15 ft 10 into bay x 10 ft 10 (4.83m into bay x 3.31m)  
Double glazed bay to rear with sliding patio doors to garden, radiator, base level cabinet in alcove.



**KITCHEN:** Abt. 11 ft 8 max x 6 ft 5 ( 3.55m max x 1.96m)

Units fitted at eye and base level with worktops and splashbacks, inset double drainer sink unit, spaces for cooker, washing machine and fridge and freezer, wall mounted boiler, tiled floor, rear double glazed windows and door to garden.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Balustrade, trap door to loft.

**FRONT BEDROOM: Abt. 11 ft 9 into bay x 11 ft 5 ( 3.58m into bay x 3.47m)**

Double glazed leaded style bay window to front aspect, radiator, sliding doors to inbuilt wardrobe cupboards.



**REAR BEDROOM: Abt. 11 ft 7 into bay x 10 ft 4 (3.53m into bay x 3.14m)**

Double glazed bay window to rear garden aspect, radiator, sliding doors to fitted wardrobe cupboard.



**BEDROOM THREE:** Abt 6 ft 8 x 6 ft (2.04m x 1.82m)

Double glazed leaded style oriel bay window with display shelf, radiator.



**BATHROOM:**

Walk in shower, wash hand basin with cabinet under, WC, heated towel rail, two frosted double glazed windows, mostly tiled walls.



**FRONT GARDEN:** Brickblocked forecourt providing off street parking for 2 cars.

**SIDE PASSAGE:** with wrought iron gate and outside tap round to

**REAR GARDEN:** Patio to immediate rear of house, main grassed area with border, paved area and brick planter, rear access gate and personal door into ...

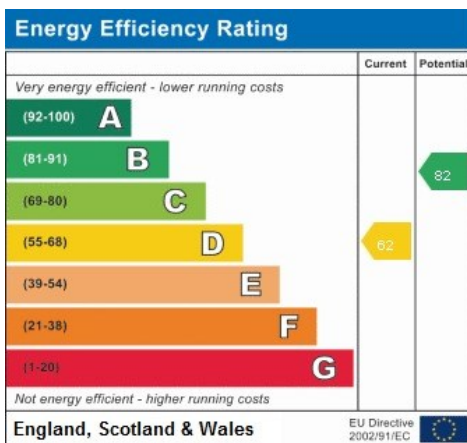
**DOUBLE GARAGE:** Abt 15 ft 10 x 15 ft 10 (4.85m x 4.85m)

Windows to garden and both sides, power points, striplight, full width up and over door to rear vehicular access.





**ENERGY RATING** : Band D



**COUNCIL TAX BAND** : Band E

**REF : 2531**

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.



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