

4 Bed End Of Terrace In Barnfield Avenue , Kingston Upon Thames, KT2 5RE
£1,290,000





SHORT DESCRIPTION

Property Ref: 16580 Exceptional 4-Bedroom End-of-Terrace Family Home in Ham Welcome to this bright and beautifully upgraded four-bedroom home, perfectly situated in a wonderfully safe area renowned for its excellent schools, friendly neighbours, and genuine community feel. Located on the sought-after Lower Barnfield Avenue, this specific house boasts a larger footprint than properties further down the road. Because it is an end-of-terrace, it also benefits from two additional staircase windows, flooding the home with natural light and completely avoiding the dark, gloomy feel of standard terraced houses. The property has been recently refreshed to feel like new, featuring brand-new carpets, fresh interior and exterior paint, and a stunning, newly installed induction range cooker with three ovens. However, the true magic lies in its bones. In 2018, the property underwent a meticulous £300,000+ total refurbishment. Built to last using only the highest-grade materials, this was a comprehensive overhaul of the existing home and its extensions. Open-Plan Living & Entertaining The ground floor has been structurally transformed with a newly installed steel frame and leveled ceilings, creating a seamless, open-plan space perfect for lateral living. Home Cinema: Enjoy family movie nights with an integrated SONY native 4K projector, a motorised 4K screen, and a SONOS soundbar cleverly concealed within a custom bay window seat. Multi-room SONOS speakers are also installed throughout the home. Warmth & Ambiance: A beautiful Danish handmade wood burner, complete with a dedicated log shelf, serves as the cozy focal point of the living area. Bespoke Shaker Kitchen: Designed for culinary enthusiasts, the kitchen features hand-painted, solid wood cabinetry (strictly no MDF), finished with the highest quality cup handles, knobs, and latches. It boasts a non-staining Silestone by Cosentino worktop, a large Perrin & Rowe double Belfast sink, and high-end German appliances by Gaggenau. Clever Kitchen Details: The space is incredibly bright thanks to a large skylight fitted with a Lutron electric blind, and it features an Austrian-made Blum kick-to-open electric touchless bin system. Triple-glazed bi-folding doors open directly out to the garden. Bedrooms & Bathrooms Upstairs, the home features spacious bedrooms with clever built-in wardrobes that maximise storage. The bathrooms are entirely modernised, complete with two luxurious Grohe Sensia Arena smart shower toilets. Uncompromising Comfort & Climate Control Underfloor Heating: Polypipe underfloor heating runs throughout the entire house, providing incredibly efficient warmth while freeing up all your wall space from radiators. Air Conditioning: Stylish and efficient Daikin Air Conditioning is installed on the ground and second floors—a rare luxury made possible by the home's end-of-terrace position. Insulation & Exterior: Wrapped in Kingspan Kooltherm K5 Phenolic external wall insulation and finished with a pristine K-Rend silicone render. All windows have been replaced with new, double-glazed wood-effect frames. The 'Invisible' (But Crucial) Upgrades No expense was spared on the home's essential infrastructure, giving the new owners ultimate peace of mind: Complete electrical rewiring, replumbing, and all-new plastering everywhere (replacing the original crumbly plaster). The old mains water pipe and valve were replaced with a modern, high-capacity, lead-free connection, drastically improving water pressure and quality. A new boiler (serviced annually) and a Harvey water softener system. A waterproof membrane around the house and waterproof concrete plinths. An extra layer of lead on the kitchen extension roof to prevent leaks, plus new lintels installed above the windows for guaranteed structural stability. The gas meter was strategically relocated to maximise storage space under the stairs (costly, but worth it), and a Saniflo macerator was added to the ground-floor toilet to permanently prevent blockages. Outdoors, Parking & Security South-Facing Garden: A sun-filled retreat featuring long-lasting Millboard composite decking, a new back wall, and a private rear area complete with a calming water feature. Driveway & Storage: A SureSet resin-bound driveway offers double parking, complete with a PodPoint EV charger. The exterior also features a new fence, a new side gate, and a sizeable, paintable composite shed. Security & Tech: The home is fully protected by a Banham Alarm System and Banham Security Shutters. It is wired for ultra-fast Community Fibre broadband with hotspots on every floor, though buyers have the choice of three already-connected providers (BT, Community Fibre, and Virgin Media). An Unbeatable Location Beyond the amazing neighbours, the location offers unparalleled convenience and access to nature: Exceptional proximity to Ham Parade and local bus links. 3-minute walk to Ham Woods. 7-minute walk to Richmond Park (via Ham Gate). 7-minute drive to Kingston. 10-minute drive to Richmond. Property Type: End of Terrace Full selling price: £1290000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: B Measurement: 1563 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Air Conditioning, Central, Double Glazing, Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -

4

Bed Room(s)

2

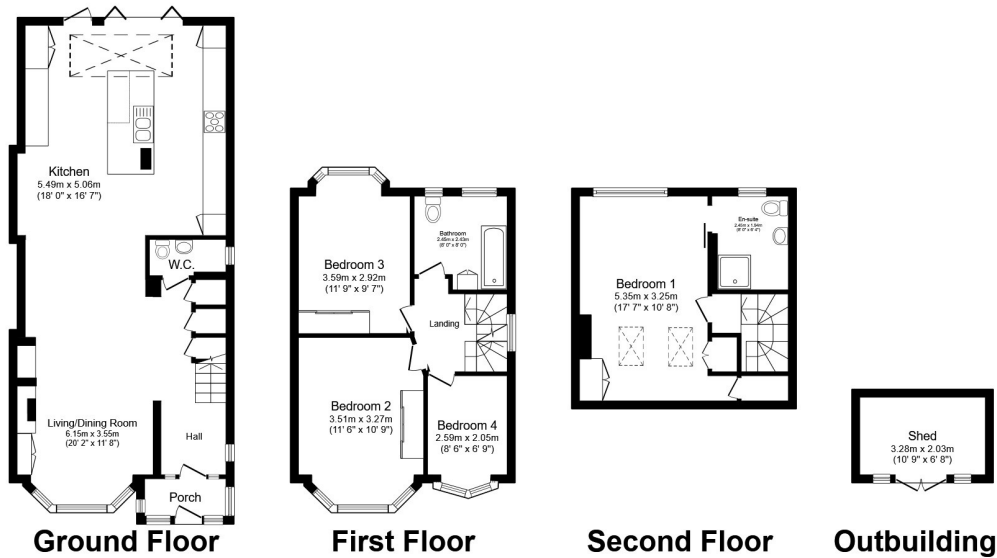
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 145.2 sq.m. (1,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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