

To find out more please call us on **020 8549 3366**

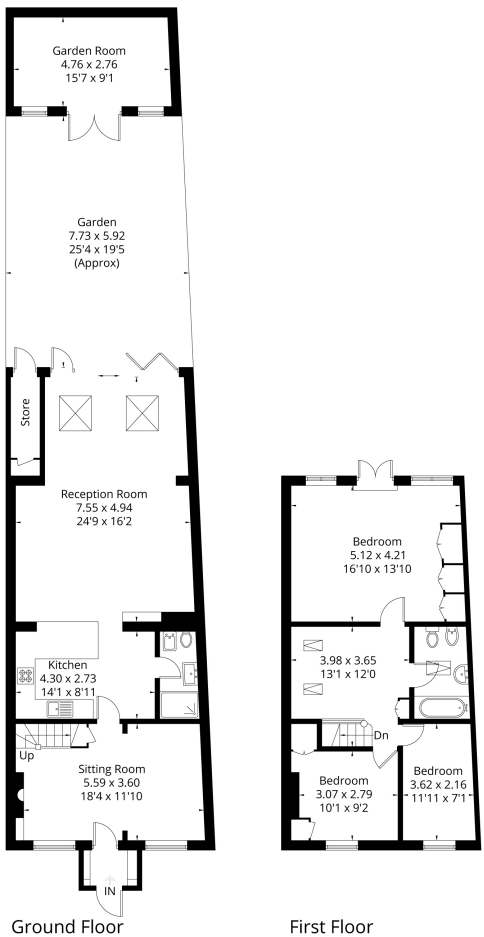
Bearfield Road, Kingston upon Thames, KT2

Approximate Gross Internal Area = 138.7 sq m / 1493 sq ft  
(Excluding store)

Garden Room = 13.5 sq m / 145 sq ft

Store = 2.4 sq m / 26 sq ft

Total = 154.6 sq m / 1664 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 200476  
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**BEARFIELD ROAD**



**£900,000, Freehold**

### STATEMENT OF INTENT

- We are independent property marketing experts dedicated to finding you a new home.
- We are agile & responsive to your search requirements. We listen and won't waste time recommending properties outside your search criteria. If we don't have your perfect property we'll market and advertise on your behalf.
- We provide a dedicated point-of-contact who'll listen to what's important in your property search from viewing through to exchange and final completion.



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# BEARFIELD ROAD



An exceptionally well presented and extended, three bedroom detached family house in the heart of North Kingston, with a south facing garden.

The main house comprises of a entry porch leading through to the first of three reception rooms. A modern and tastefully designed kitchen opens onto the large family living area, which boasts sky lights and bi-folding doors onto the south facing garden with a versatile outbuilding. The ground floor also benefits from a shower room.

The second floor consists of the final bright reception room, which could conceivably be made into a fourth bedroom. As is, the property has 3 bedrooms and a modern family bathroom.

Bearfield Road situated in the heart of the popular North Kingston. Kingstons Town Centre can be found just a short walk away offering an array of attractions, including riverside bars and restaurants, excellent shopping and the Rose Theatre. Kingston station is within a 10 minute walk, whilst the River Thames is within just 3 minutes. The property's enviable location is enhanced further by its catchment for Outstanding