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Clarence Avenue, KT3 3TZ

Offers Around £1,000,000



We are delighted to present this four bedroom family home in direct proximity of Coombe Girls School as well as New Malden High Street. The property has been extended and benefits from generous living space spread over three floors with 1800sq ft (167m²) of living area. Furthermore there is a rear private garden with a spacious outbuilding currently used as a bar/gym. There is also off street parking available for a couple of cars with potential for charging for electric cars. Viewings are highly recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



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KEY FEATURES

- *Guide Price £1,000,000 - £1,050,000*
- Four Bedrooms
- Direct Proximity to Coombe Girls School
 - Close to Local Amenities
 - Large Outbuilding
 - Extended
 - Excellent Transport Links
 - Home Office
- Viewings are Highly Recommended





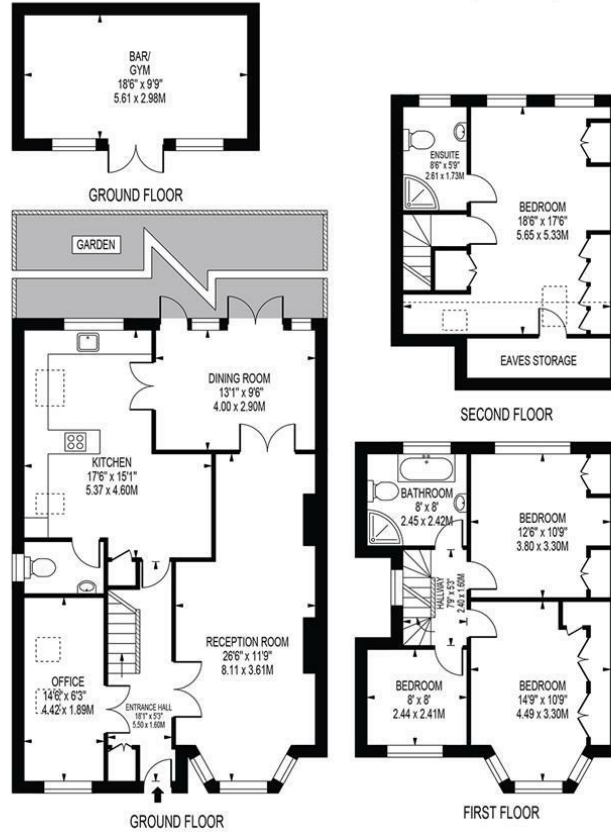
CLARENCE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1776 SQ FT - 164.99 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING BAR/ GYM)

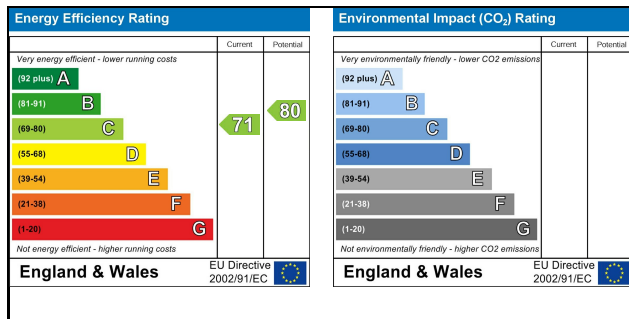
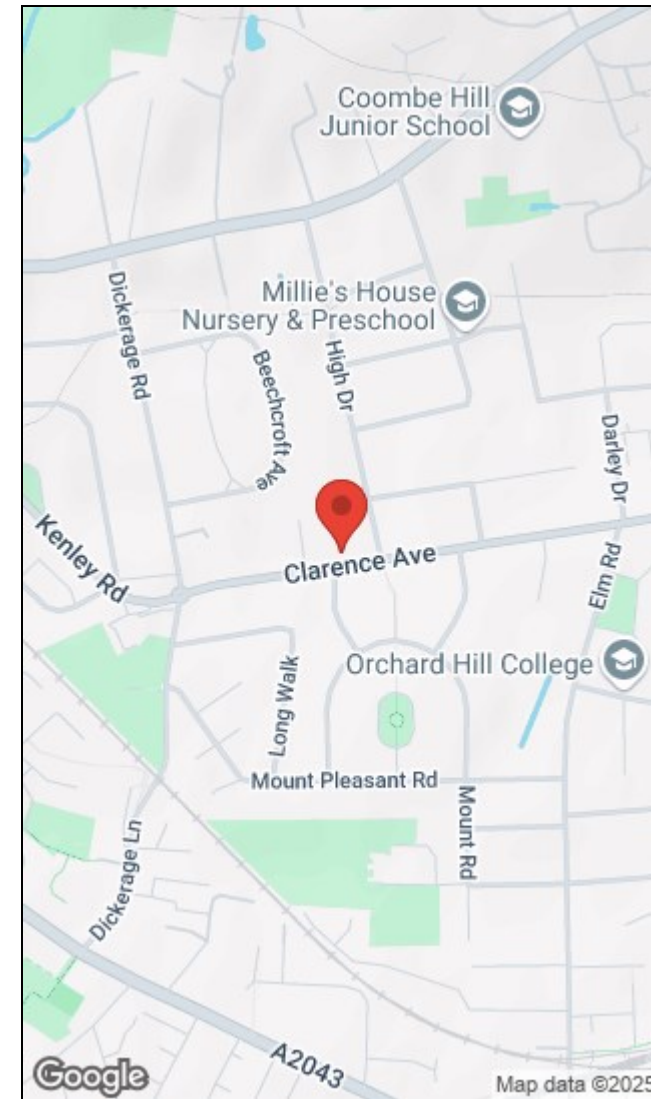
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 75 SQ FT - 6.96 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF BAR/ GYM: 180 SQ FT - 16.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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