



Filbert Terrace, Cambridge Avenue, NEW MALDEN KT3 4JZ

welcome to

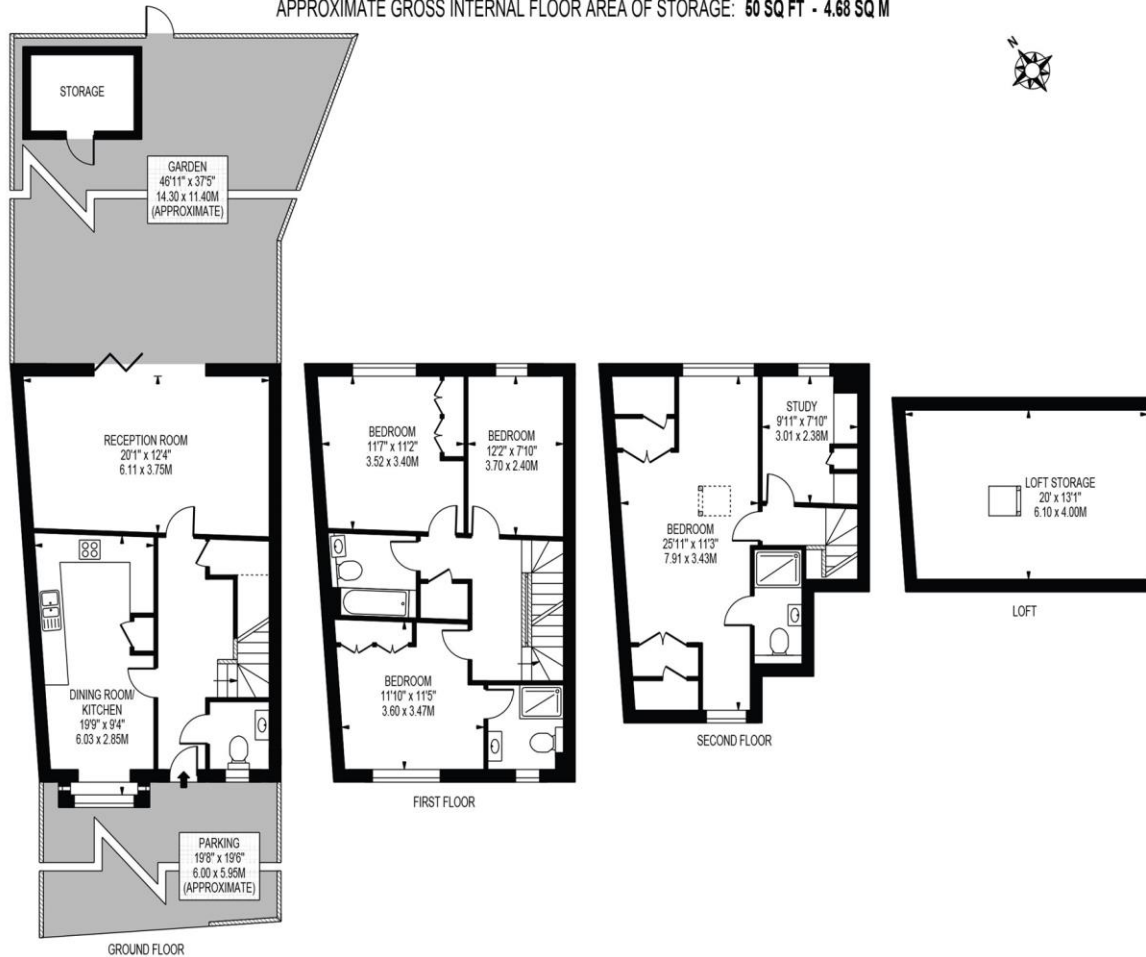
Filbert Terrace, Cambridge Avenue, NEW MALDEN

Built in 2019, we offer to the market a magnificent FIVE BEDROOM, terraced residence, located within the highly desirable CHRISTCHURCH REGION of New Malden on an exclusive development of five high quality family dwellings offering an exemplary finish and high specification throughout.



FILBERT TERRACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1876 SQ FT - 174.25 SQ M**
(EXCLUDING STORAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: **50 SQ FT - 4.68 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, ENQUIRIES 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.

Only 5 years old, a superb FIVE BEDROOM, terraced residence, located within the highly popular CHRISTCHURCH REGION of New Malden on an exclusive development of five high quality family dwellings offering an exemplary finish and high specification throughout.

Having been built by the highly regarded "Aquinna Homes," this exceptional property offers light and spacious accommodation arranged over three floors situated within the ever desirable Christchurch area of New Malden, a short distance to New Malden High Street and National Rail to London Waterloo.

This luxury home boasts five bedrooms, two en-suite shower rooms, contemporary family bathroom suite, ground floor cloakroom, fully integrated kitchen/diner, open plan reception complete with bi-folding doors opening out on to a private rear garden along with a private off street parking space.

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Filbert Terrace, Cambridge Avenue, NEW MALDEN

- UNDERFLOOR CENTRAL HEATING
- 10 YEAR HOUSE, WARRANTY EXPIRES IN AUGUST 2027
- FIVE BEDROOMS, THREE BATHROOMS
- CHRISTCHURCH PREMIER LOCATION
- MODERN BATHROOM SUITS BY VILLEROY & BOCH
- OFF STREET PARKING
- DOUBLE GLAZING THROUGHOUT
- FULLY-TILED BATH AND SHOWERROOMS

Tenure: Freehold EPC Rating: B

guide price

£1,250,000



- GRID-CONNECTED SOLAR PANELS
- AMPLE DATA CABLING TO ALL ROOMS
- LOCATED WITHIN WALKING DISTANCE TO PUBLIC TRANSPORT
- INTRUDER ALARM SYSTEM
- SUPER QUIET DAIKIN AIR CONDITIONING SYSTEMS (COOLING AND HEATING) IN MOST ROOMS CONTROLLED THROUGH REMOTE CONTROLS AND SMARTPHONE APPS
- CARBON MONOXIDE (CO2) ALARM DETECTOR
- FRONT AND REAR SECURITY CAMERA ACCESSIBLE VIA COMPUTER AND MOBILE PHONES
- TWO PAVED TERRACES IN THE REAR GARDEN WITH AN EXTRA-LARGE ELECTRIC AWINING WITH WIND SENSORS AND REMOTE CONTROL

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Property Ref:
NML106581 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


barnard marcus



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