



Holland Avenue, London SW20 0RN



welcome to

Holland Avenue, London

An exciting opportunity to acquire this substantial, 3 bedroom, semi-detached, family residence in this much-sought-after quiet residential road; which lends itself to huge growth by way of extension and modernisation subject to requirement.

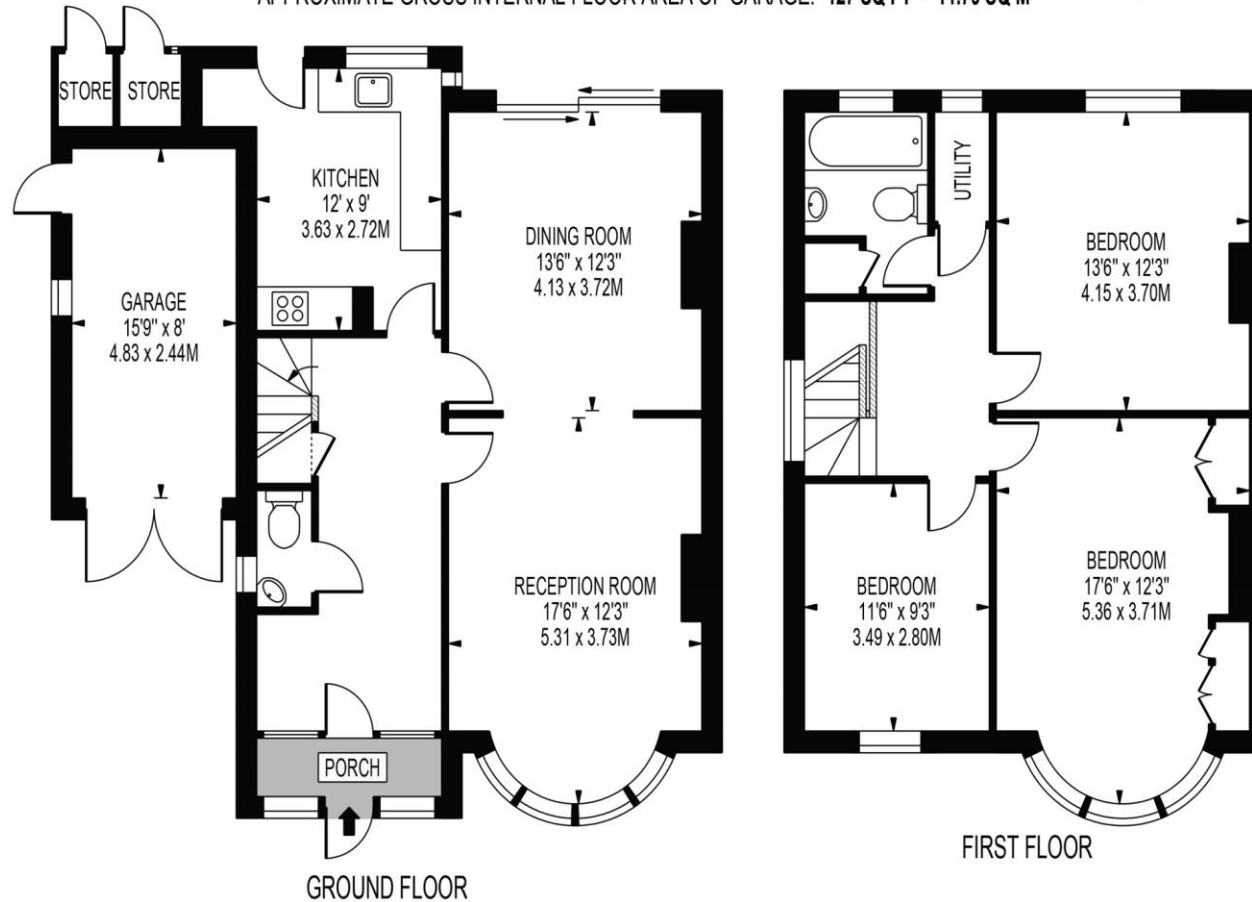
Offered to the market with no onward chain.



HOLLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1280 SQ FT - 118.87 SQ M
(EXCLUDING GARAGE & STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 127 SQ FT - 11.79 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.

An exciting opportunity to acquire this substantial, 3 bedroom, semi-detached, family residence in this much-sought-after quiet residential road; which lends itself to huge growth by way of extension and modernisation subject to requirement.

The existing property offers a light, well maintained, spacious accommodation arranged over 2 floors. This property has a large frontage to park a number of vehicles, and benefits from a garage to side and side access.

Upon entry, the property has a large welcoming hallway, downstairs WC, a large bay-fronted reception with through access to the dining room at the rear of the property. This property has a function kitchen, with ample space and access to the substantial secluded private rear garden.

Continue to the first floor, are a further three double bedrooms and a family bathroom.

These properties are rarely available and offers a superb opportunity for any growing family.

Offered to the market with no onward chain, this property is one not to be missed.

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Holland Avenue, London

- No Onward Chain
- Three Double Bedrooms
- Bay-fronted Reception
- Much-sought-after Quiet Residential Road
- Scope For Extension and Modernisation STTP

Tenure: Freehold EPC Rating: Awaiting

guide price

£1,250,000



view this property online barnardmarcus.co.uk/Property/NML106850



Please note the marker reflects the postcode not the actual property



Property Ref:
NML106850 - 0002

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. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 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.

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barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk