



Portland Avenue, New Malden, KT3 6AX

welcome to

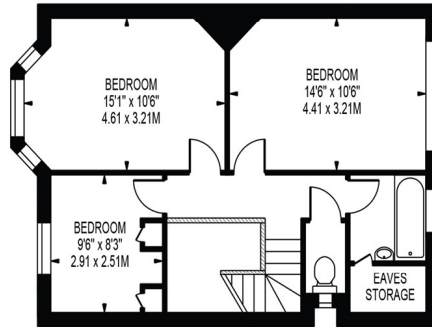
Portland Avenue, New Malden

No onward chain! An exciting opportunity to purchase this three/four double bedroom Link-Detached property offering huge extension and modernisation potential with precedent having been set already within this quiet, sought after residential road!

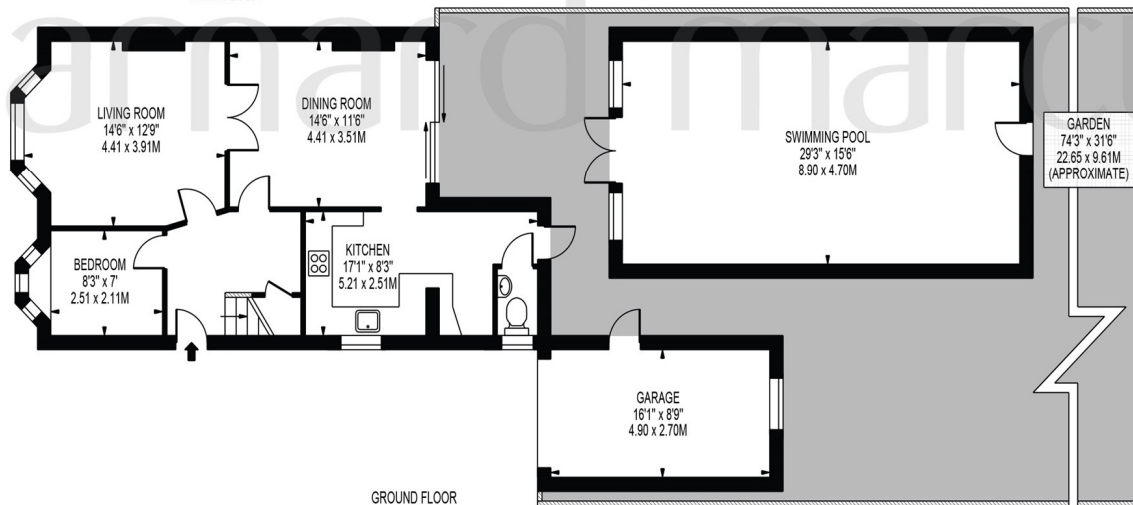


PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1212 SQ FT - 112.61 SQ M**
 (INCLUDING EAVES STORAGE, EXCLUDING GARAGE & SWIMMING POOL)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **18 SQ FT - 1.70 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **142 SQ FT - 13.23 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF SWIMMING POOL: **450 SQ FT - 41.83 SQ M**



FIRST FLOOR



GROUND FLOOR

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 purchase this three/four double bedroom Link-Detached property offering huge extension and modernisation potential with precedent having been set already within this quiet, sought after residential road.

Current features include spacious room dimensions, double glazing, gas fired central heating, off-street parking for several vehicles and a large private south facing rear garden with separate garage and an outbuilding housing the shell of a swimming pool.

These properties are hugely adaptable and rarely available and within close proximity to Motspur Park train station to London Waterloo in approx 25 minutes and A3 corridor.

NO ONWARD CHAIN.

welcome to

Portland Avenue, New Malden

- Link Detached Family Home
- Three/Four Double Bedrooms
- Potential to Modernise & Extend
- Private South Facing Rear Garden
- Off-Street Parking & Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106534



Property Ref:
NML106534 - 0012

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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