

property details **approval form**

21 Cotsford Avenue, NEW MALDEN, Surrey, KT3 5EU

Date: 03 May 2024

Property Ref and Version: NML107044 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Barnard Marcus office: 46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ

T 020 8942 9211 **E** NewMalden@barnardmarcus.co.uk

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>> **price**

guide price £1,375,000

Tenure: Freehold

>> **key features**

- > No Onward Chain
- > 100ft South-Facing Rear Garden
- > Built-In Storage
- > Modern Fully Fitted Kitchen
- > Well-Proportioned Bedrooms
- > EPC Rating: C

>> **short description**

Located on one of New Malden's premier tree-lined roads, this impressive, five/ six bedroom, fully detached, chalet-style bungalow offers in excess of 2710sqft of internal living space arranged over two floors.

Early viewings are essential.

Offered with no onward chain.

>> **long description**

Located on one of New Malden's premier tree-lined roads, this impressive, five/ six bedroom, fully detached, chalet-style bungalow offers in excess of 2710sqft of internal living space arranged over two floors.

This property occupies a substantial plot with a large frontage, allowing parking for at least four vehicles, with the added benefit of an internal garage to the side and an impressive 100ft south-facing rear garden.

Upon entering the property there is a bright entrance hallway with hardwood flooring and direct access to the garage which in turn has access through to the rear garden.

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Continued further is the benefit of a downstairs study room offering of 10'1"x 9'3", an impressive double reception room providing generous space for entertaining, complete with hardwood flooring, an abundance of natural light and double doors leading directly onto a decked seating area and vista over a secluded south-facing private rear garden.

Continued further on the ground floor is a large central hallway leading onto a good-sized double bedroom complete with dual aspect to the front of the property, conveniently with a separate dressing room with built-in storage and a large ground floor family shower room with level access shower.

Continued further are two more double bedrooms, ground floor shower room, utility, and double doors off the rear bedroom again leading to the private rear garden.

Finally, an impressively sized, modern kitchen diner with fitted appliances, granite tops, fully tiled flooring, and a generous dining area to the rear of the property looking out over the private rear garden and decked area to rear.

Continued further to the first floor, there are two impressively sized light and spacious, double bedrooms both complete with ample built-in storage and generous eaves-storage accessed from the rear bedroom, with a family bathroom, located equidistant from both first-floor bedrooms.

In summary, this impressive home provides a seamless balance of well-proportioned bedrooms, versatile configuration with the added benefit of an impressive sized double reception and south facing rear garden.

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>> **property images**



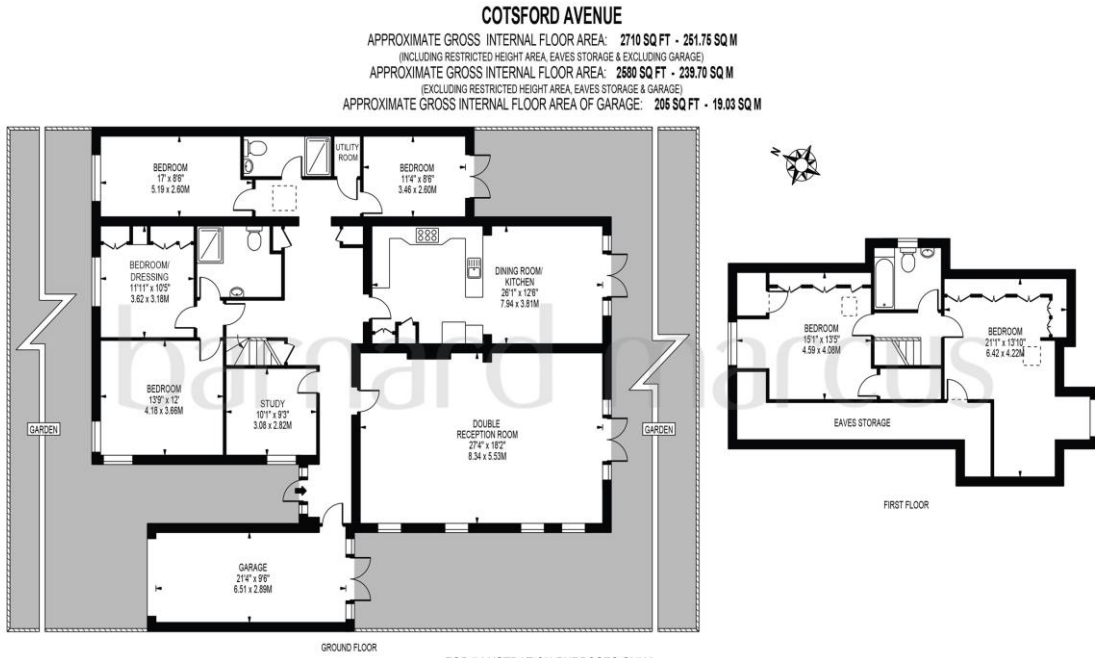
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>> floor plan



FOR ILLUSTRATION PURPOSES ONLY

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 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.

>> approval

Signature

Date

Jake Harvey		
Mr D. Rosendaum		

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