



PORTFOLIO
from



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Cotsford Avenue, New Malden, KT3 5EU

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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.



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.

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.



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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.



COTSFORD AVENUE

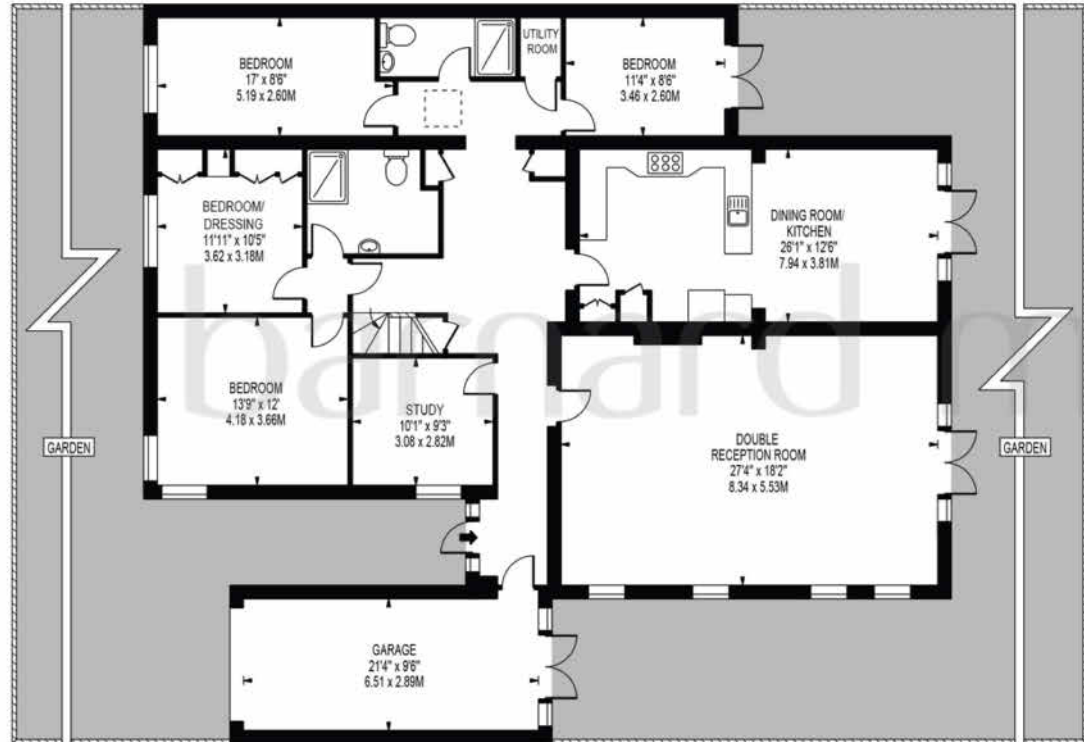
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2710 SQ FT - 251.75 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & EXCLUDING GARAGE)

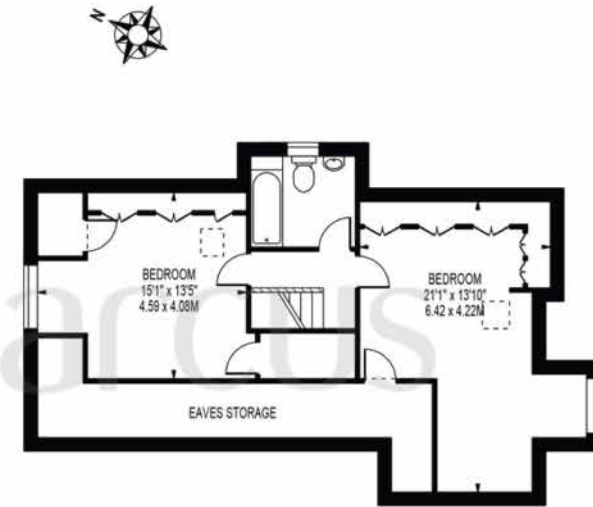
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2580 SQ FT - 239.70 SQ M

(EXCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 205 SQ FT - 19.03 SQ M



GROUND FLOOR



FIRST 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.
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welcome to Cotsford Avenue, New Malden, KT3 5EU

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.

Early viewings are essential.

Offered with no onward chain.

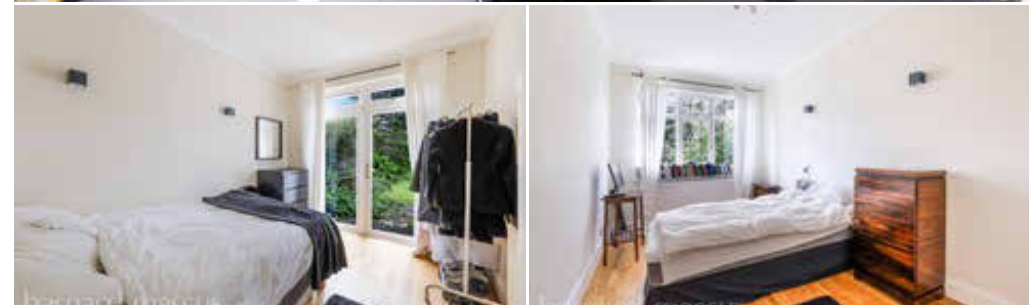
Guide Price of

£1,300,000

- No Onward Chain
- 100ft South-Facing Rear Garden
- Built-In Storage
- Well-Proportioned Bedrooms

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

020 8942 9211

or email NewMalden@barnardmarcus.co.uk

46-48 High Street, New Malden, Surrey KT3 4EZ

barnardmarcus.co.uk



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