



**Portland Avenue, New Malden KT3 6AY**



**welcome to**

**Portland Avenue, New Malden**

We are proud to present this wonderful example of a cleverly extended 3 / 4 bedroom, linked detached, family home. Benefitting from a substantial 6m full width rear extension, large double length garage to side and a wonderful 85ft south facing private rear garden with playing fields to the rear

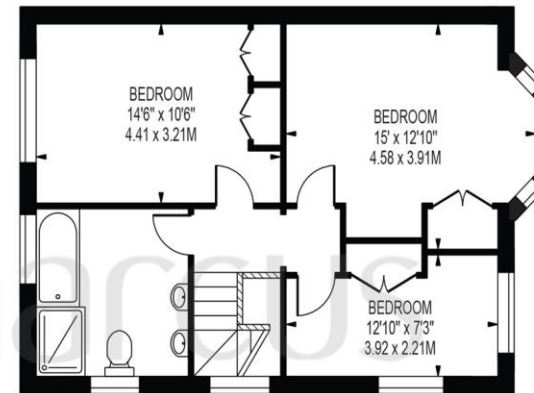
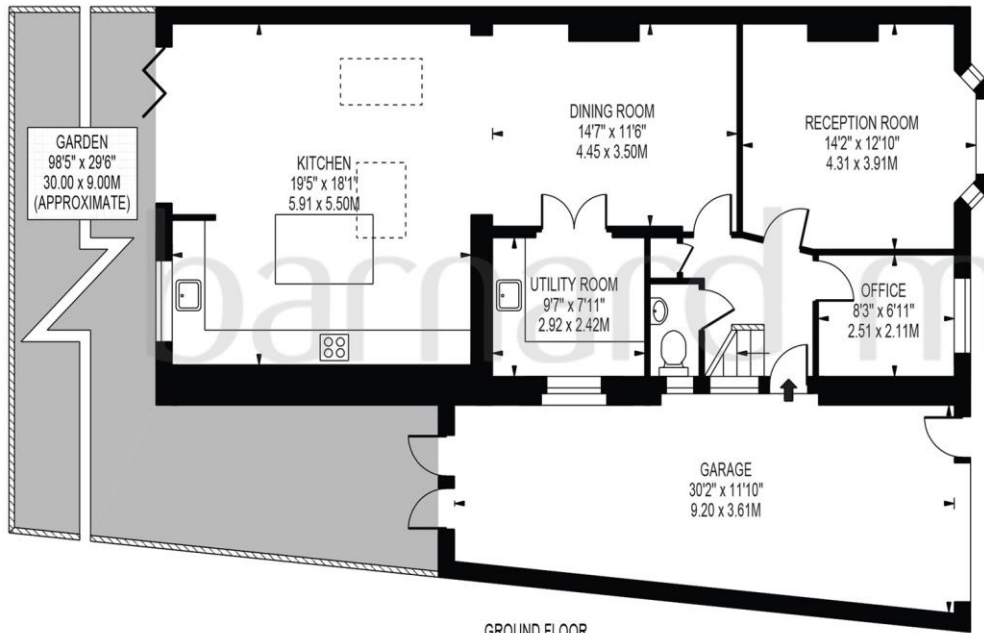


# PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1514 SQ FT - 140.63 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 318 SQ FT - 29.58 SQ M



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.

We are proud to present this wonderful example of a cleverly extended, 3 / 4 bedroom, linked detached, family home. Benefitting from a substantial 6m full-width rear extension, large double length garage to side and a wonderful 85ft south-facing private rear garden with playing fields to the rear.

Upon approach, there is a large driveway to park 3-4 vehicles, secure private garage and side front door. This property is beautifully presented throughout, with a good blend of modern contemporary features.

Upon entering the property, there is a large welcoming hallway, downstairs W/C, office/ fourth bedroom to the front with a generous bay-fronted reception leading unto a light and spacious open plan dining room, separate well-appointed utility and impressive full width 6m rear extension. Complete with island and bespoke fully fitted kitchen.

To the rear are bi-folding doors leading onto a beautifully manicured south-facing mature rear garden. Complete with a deck-seating area, mature shrubs, greenhouse, numerous garden sheds and workshop to the rear of the property.

Having been cleverly dormered to the first floor, there is a light and spacious stairwell and landing, accessing a substantial family bathroom complete with separate shower and large family bath, dual aspect providing ample natural light and a further three double bedrooms all complete with built-in wardrobes.

welcome to

## Portland Avenue, New Malden

- 85ft South-Facing Rear Garden
- Secure Private Garage
- Open Plan Dining Room
- Three Double Bedrooms
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

**£975,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107033](https://www.barnardmarcus.co.uk/Property/NML107033)



Property Ref:  
NML107033 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**