



Portland Avenue, New Malden KT3 6BA



welcome to

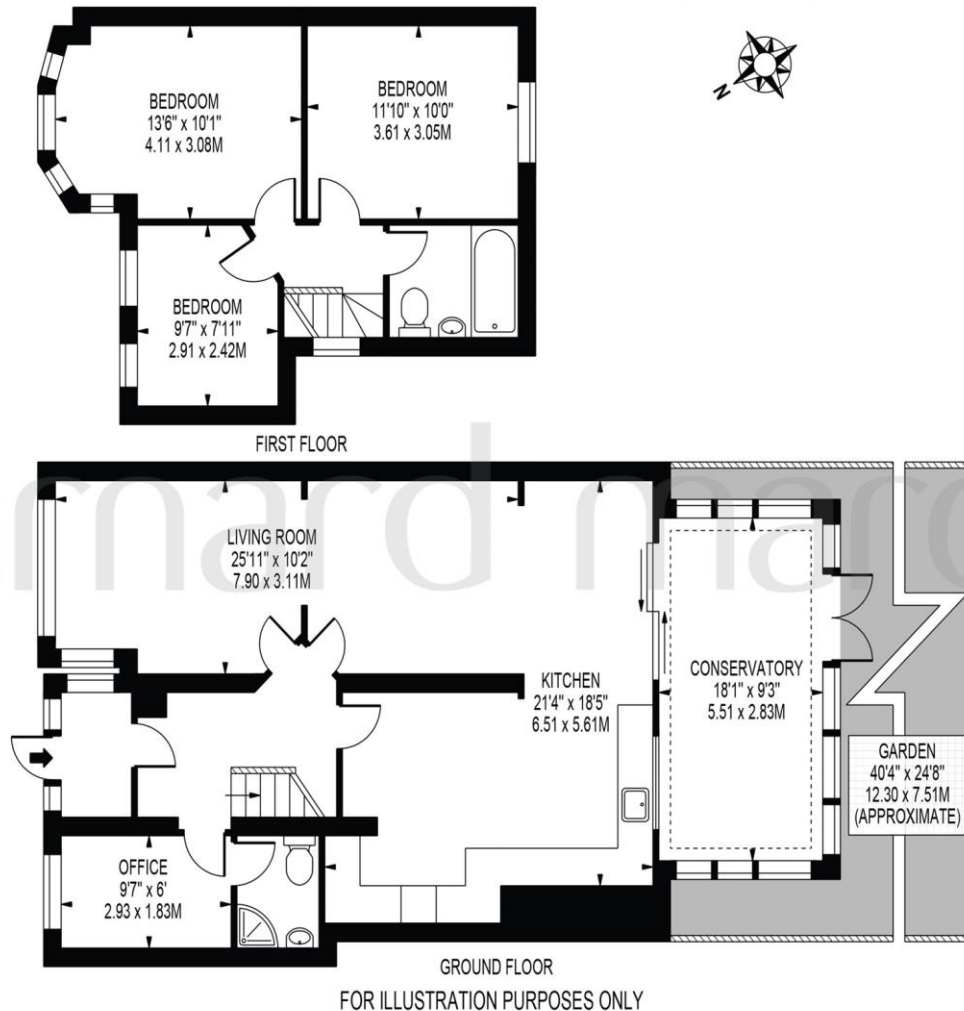
Portland Avenue, New Malden

We are delighted to offer this cleverly extended, three / four bedroom, Tudor influenced, semi-detached family home. This property has been remodelled to provide a highly versatile ground floor layout benefiting from a through-lounge/ living room.



PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1354 SQ FT - 125.77 SQ M



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 delighted to offer this cleverly extended, three / four bedroom, Tudor influenced, semi-detached family home.

This property has been remodelled to provide a highly versatile, ground floor layout benefiting from a through-lounge/ living room, leading onto a hugely light and spacious, bespoke, fully fitted kitchen and diner to the rear of property. This property has the additional benefit of a large conservatory to rear, leading on to a 40ft secluded south-west facing private rear garden.

Further benefits include a high-quality finish throughout, versatile front office/ fourth bedroom, with the addition of an ensuite shower room and w/c, bright and spacious hallway, and additional storm- porch.

Continue to the first floor are three well-proportioned double bedrooms and a beautifully finished family bathroom.

This property benefits from ample natural light, high quality specification and finish throughout, modern double glazing, gas-fired central heating. This property also benefits from a large, blocked, paved driveway to park numerous vehicles, modern fencing in the rear garden, coupled with patio area directly outside the conservatory.

This property is in close proximity to Motspur Park Station and falls under multiple sought-after school catchment areas.

Certainly, one not to be missed.

welcome to

Portland Avenue, New Malden

- Tudor Influenced
- South-West Facing
- High Quality Specification and Finish
- Close Proximity to Motspur Park Station
- Sought-After School Catchments

Tenure: Freehold EPC Rating: D

guide price

£800,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107151](https://www.barnardmarcus.co.uk/Property/NML107151)



Property Ref:
NML107151 - 0004

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