



barnard marcUS

Cotsford Avenue, New Malden KT3 5EU

welcome to

Cotsford Avenue, New Malden

We are delighted to offer this substantial five bedroom, detached family residence occupying a large plot on this much sort after, wider than average, tree lined road



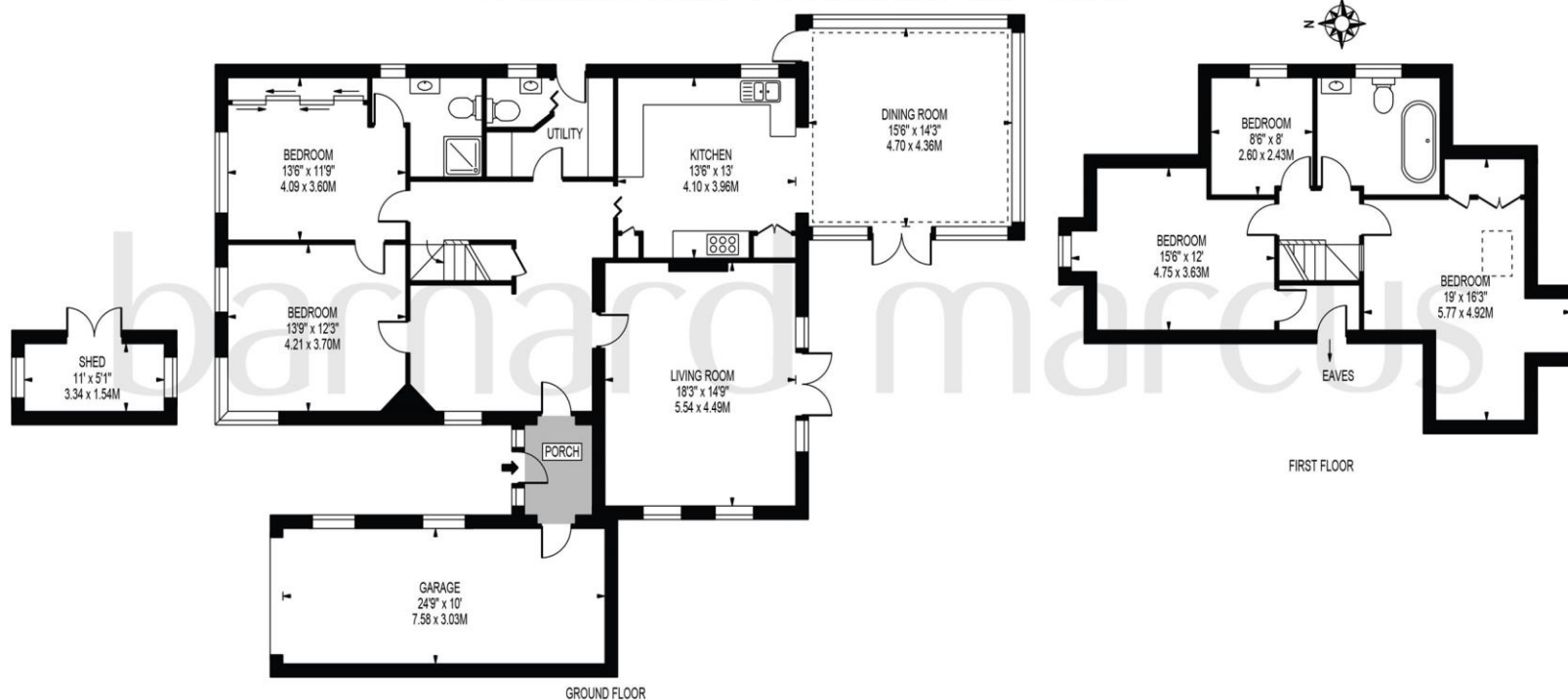
COTSFORD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2028 SQ FT - 188.41 SQ M

(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 247 SQ FT - 22.97 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 55 SQ FT - 5.14 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. 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 substantial five bedroom, detached family residence occupying a large plot on this much sort after, wider than average, tree lined road.

Offering in excess of 2028sqft of internal space this property benefits from a large frontage composing front driveway, private garage with integral walkway and with immense curb appeal.

Upon entering the property there is a convenient porch adjoining both the garage and access to the generous entrance hallway off which there is a large front double bedroom and second adjoining bedroom with ample built in storage and built in shower room. In addition there is a further utility and downstairs WC providing side access.

Continued further to the rear of the property there is a large bespoke fully fitted kitchen with an abundance of wall and base units and direct access onto an impressive sized conservatory/dining room looking out over what is a substantial south facing mature private rear garden that features a beautiful mature weeping willow, garden shed and decked patio area.

Finally to finish with the ground floor there is a substantial 18'3" x 14'9" living room with double aspect providing an abundance of natural light, feature fireplace and lovely outlook over the secluded garden.

Continue to the first floor are a further two well proportioned double bedrooms with built in storage and direct eave access. A fifth single bedroom and large family bathroom.

welcome to

Cotsford Avenue, New Malden

- Five Bedroom
- Separate Garage
- South Facing Rear Garden
- Large Frontage For Multiple Vehicles
- Separate Utility Room

Tenure: Freehold EPC Rating: E

guide price

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NML107035 - 0008

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.



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