



**Portland Avenue, NEW MALDEN KT3 6AX**





**welcome to**

**Portland Avenue, NEW MALDEN**

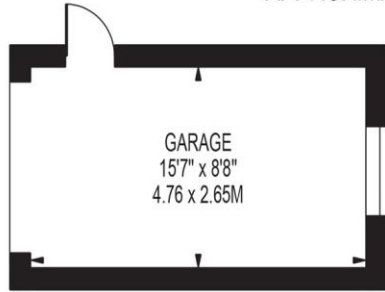
This property is an unextended 3-bedroom, semi-detached family home located within this quiet, sought after residential road offering huge extension and modernisation potential to this already well-proportioned home



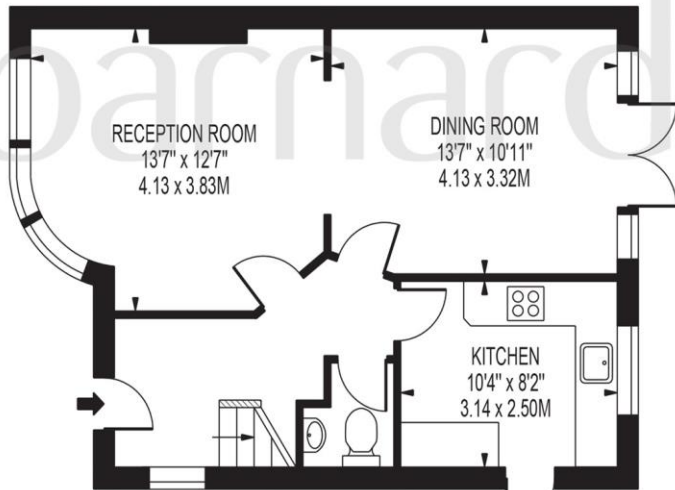
# PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.90 SQ M  
(EXCLUDING GARAGE)

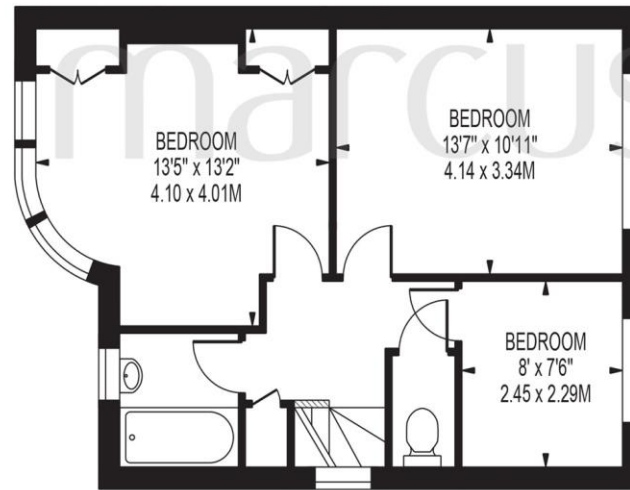
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 136 SQ FT - 12.61 SQ M



GROUND FLOOR



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.

This property is an unextended 3 bedroom, semi-detached family home located within this quiet, sought after residential road offering huge extension and modernisation potential to this already well-proportioned home.

Current features include a wide entrance hall leading through to an open through reception/dining room offering ample natural light and leading onto a private rear garden with freestanding separate garage. There is also a downstairs WC and a separate fitted kitchen.

Continue to the first floors are 2 generous double bedrooms with the master bedroom complete with built in storage and a large bay window. There is a third single bedroom and separate toilet and newly updated modern bathroom.

Additional benefits include gas fired central heating, double-glazing, off-street parking, massive scope for further extension and modernisation (STPP), quiet sort after locality and easy access to local transport links.

welcome to

## Portland Avenue, NEW MALDEN

- 3 Bedrooms
- Semi-Detached
- Large Private Rear Garden
- Off Street Parking & Separate Garage
- Downstairs WC

Tenure: Freehold EPC Rating: D

guide price

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML104925](https://www.barnardmarcus.co.uk/Property/NML104925)



Property Ref:  
NML104925 - 0005

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