



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



**welcome to**

**Portland Avenue, NEW MALDEN**

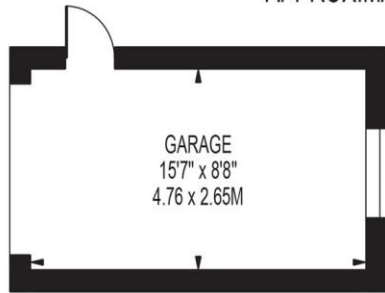
This property is an unextended 3 bedroom, semi-detached family home located within this quiet, sought after residential road offering huge extension and modernisation potential to this already well-proportioned home



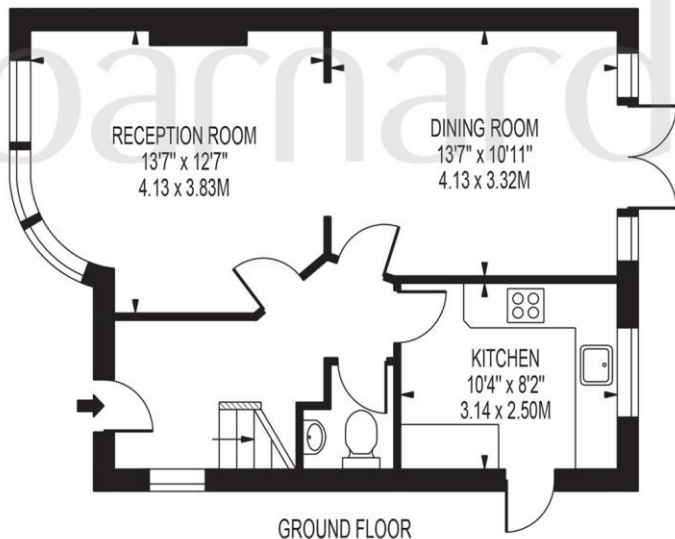
# PORTLAND AVENUE

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

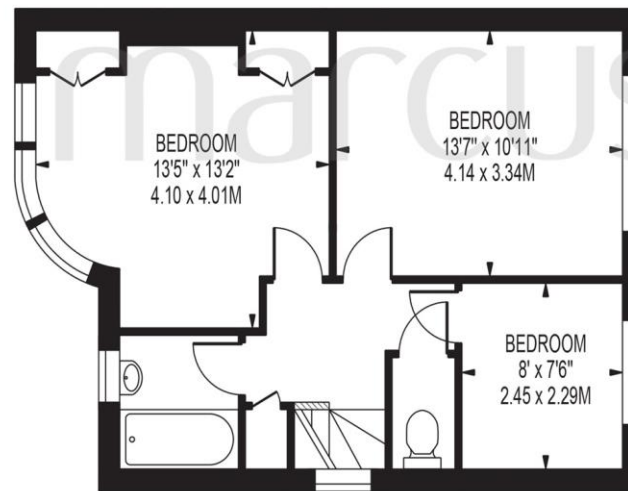
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 136 SQ FT - 12.61 SQ M



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

**£700,000**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
NML104925 - 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://barnardmarcus.co.uk)**