



Clarence Avenue, New Malden, KT3 3TZ



**barnard
marcus**

welcome to

Clarence Avenue, New Malden

This COMPETITIVELY PRICED property is ideally situated in the Coombe Region of New Malden and has been recently refurbished throughout complete with a full width rear extension, high specification finish and outbuilding. Offered to the market with no onward chain.

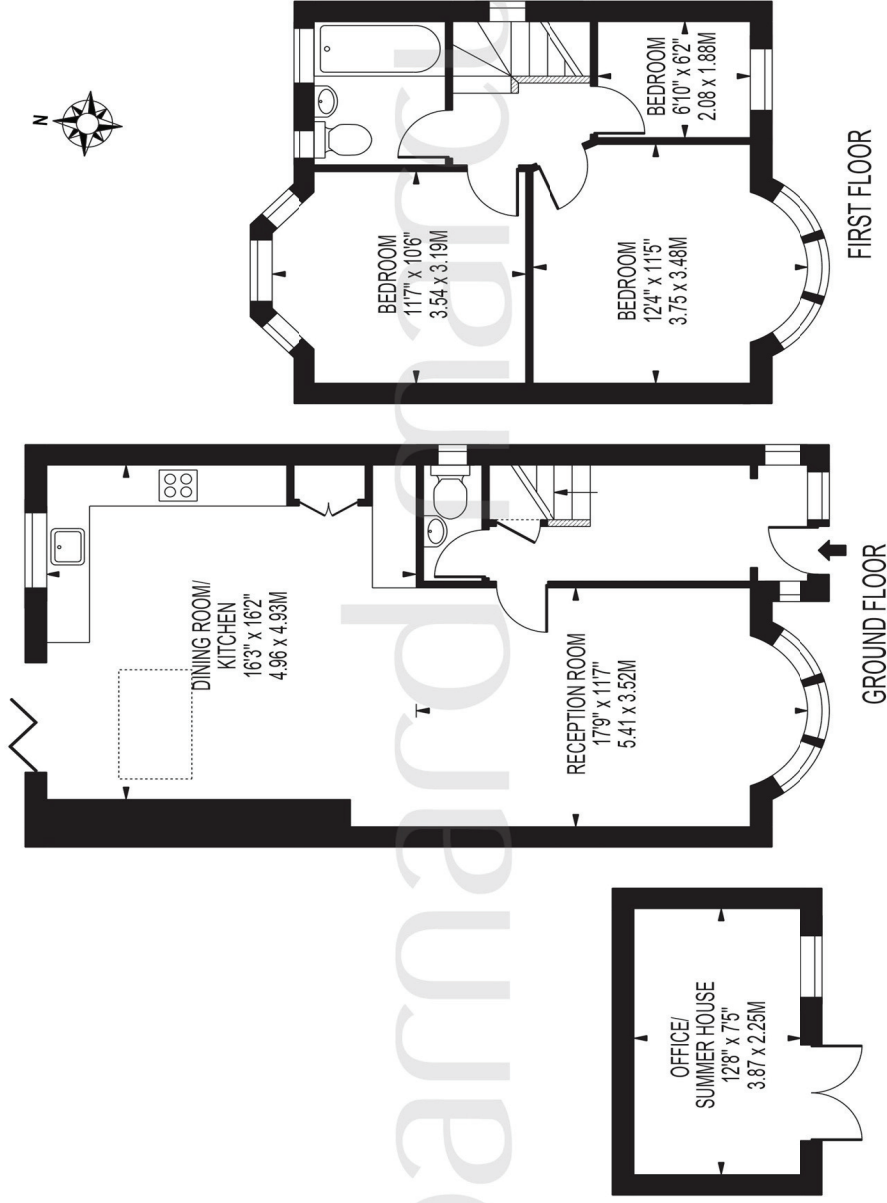


CLARENCE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 931 SQ FT - 86.47 SQ M

(EXCLUDING OFFICE/ SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF OFFICE/ SUMMER HOUSE: 94 SQ FT - 8.71 SQ M



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.

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The property offers a bright and spacious through living/diner with a fully fitted modern kitchen leading onto a well maintained private rear garden with an office/outbuilding to the rear. The ground floor also benefits from a downstairs WC and entrance porch.

Continue to the first floor are two double bedrooms both with big bay windows providing ample natural light, a single bedroom and a beautiful family bathroom suite.

Additional benefits include off street parking, gas fired central heating, double glazing, within the local most sort after school catchments and easy access to transport links.

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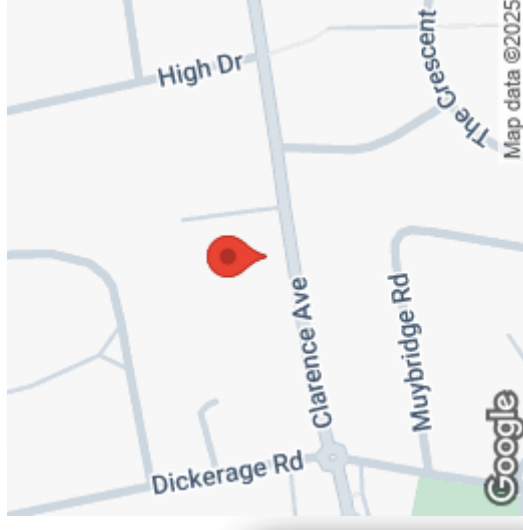
Clarence Avenue, New Malden

- Newly Refurbished
- 3 Bedrooms
- Open Plan Living
- Off Street Parking
- Office/Outbuilding

Tenure: Freehold EPC Rating: D

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107177



Property Ref:
NML107177 - 0011



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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