



Portland Avenue, New Malden KT3 6AX

welcome to

Portland Avenue, New Malden

We are delighted to present this three bedroom, linked-detached family home, offering large room dimensions, separate garage and off street parking located on what is a sought after quiet residential road in Motspur Park.



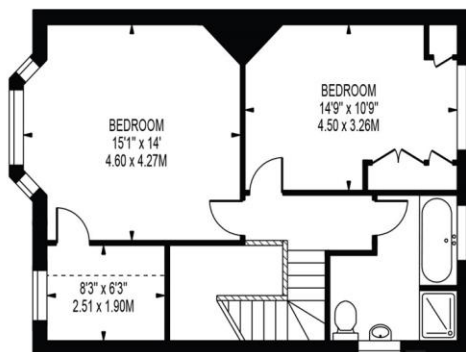
PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1272 SQ FT - 118.17 SQ M

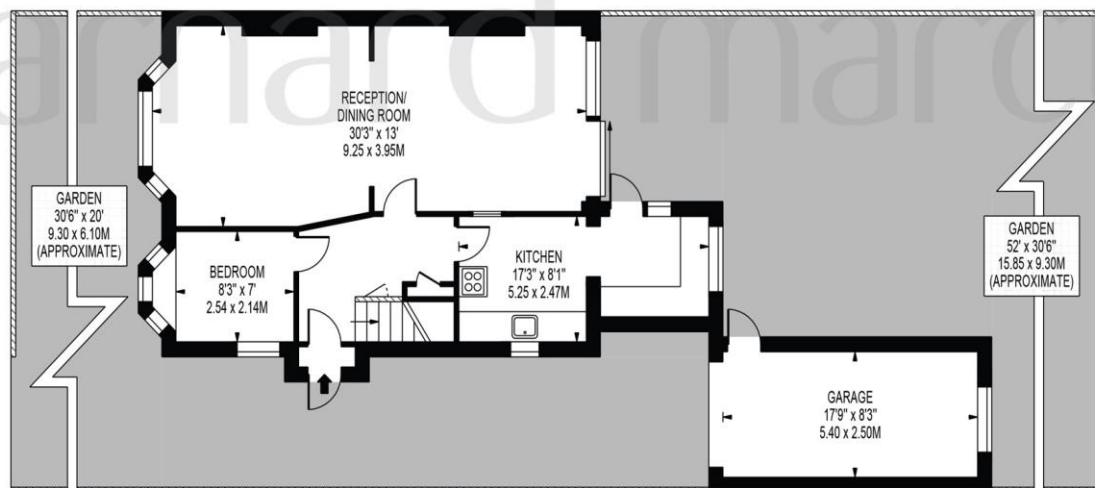
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 35 SQ FT - 3.25 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 145 SQ FT - 13.50 SQ M



FIRST FLOOR



GROUND 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 present this three bedroom, linked-detached family home, offering large room dimensions, separate garage and off street parking located on what is a sought after quiet residential road in Motspur Park.

Current features include a light and spacious through living/dining room looking out onto a large private rear garden, already extended kitchen and a further downstairs room that has the flexibility of being a bedroom or office space.

Continue to the first floor are two large double bedrooms, both with ample built in storage aswell as a bathroom with separate bath and shower cubicle.

These properties are hugely adaptable with further scope for extension (STPP) rarely available and within close proximity to Motspur Park train station to London Waterloo in approx 25 minutes and A3 corridor.

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Portland Avenue, New Malden

- Linked-Detached Property
- Large Rear Garden
- Separate Garage
- Off Street Parking
- Scope For Future Extension (STPP)

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/NML107318



Property Ref:
NML107318 - 0003

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.

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barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk