



Portland Avenue, New Malden, KT3 6BA

welcome to

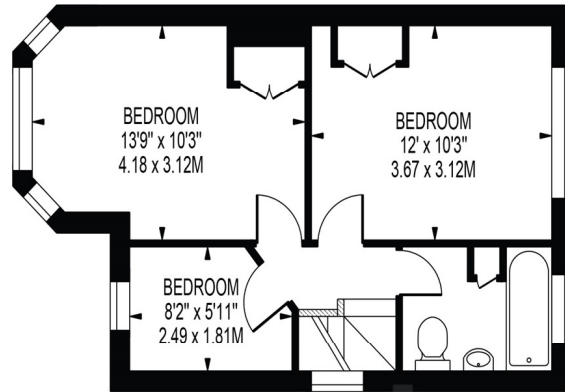
Portland Avenue, New Malden

We're excited to offer this beautifully presented; full width rear extended three bedroom Tudor influenced semi-detached family home. Having undergone top to bottom renovation since the current ownership. This property provides bright and spacious accommodation arranged over two floors.

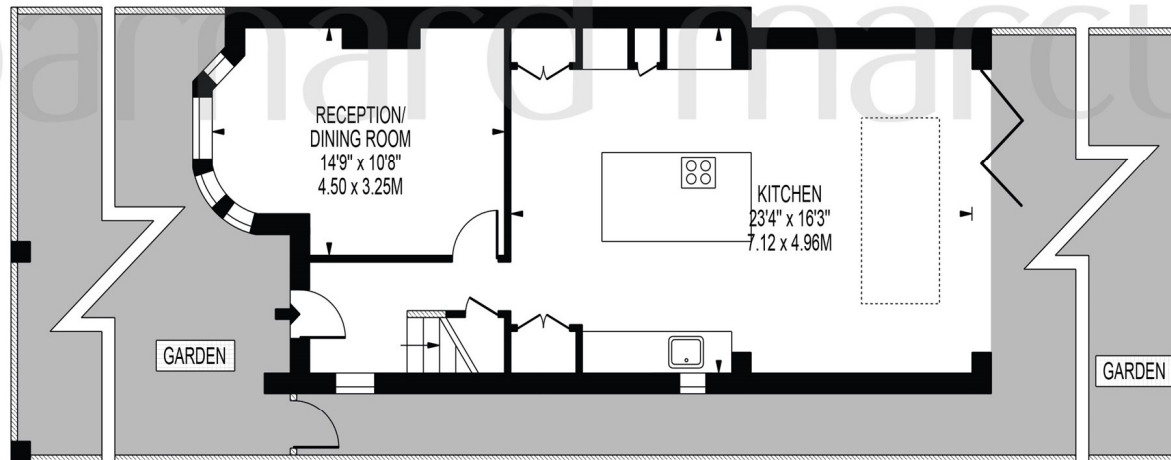


PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 966 SQ FT - 89.76 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.

Upon approach this attractive house benefits from off street parking and side access. Upon entering the property there is a bay fronted reception room leading onto an open plan kitchen diner to the rear of the property. This rear extension provides well thought out bespoke fully fitted kitchen complete with separate island with hob and extractor leading onto an ideal entertaining area with bi-folding doors leading to the private south-west facing rear garden.

The rear extension also has a well thought out atrium skylight providing ample natural light. The garden has a well-established patio area, grass lawn and mature shrubs with the added convenience of parkland to the rear.

Continue to the first-floor area further two well proportioned bedrooms, smaller third bedroom / office and well-appointed family bathroom.

Further benefits include full double glazing, gas fired central heating and future potential to extend further to the loft STPP. Early viewing is essential.

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Portland Avenue, New Malden

- Three bedroom semi-detached family home
- Off street parking
- Bespoke full fitted kitchen
- South west facing rear garden
- Future potential to extend to the loft STPP

Tenure: Freehold EPC Rating: E

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107000



Property Ref:
NML107000 - 0007

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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