



Consfield Avenue, New Malden, KT3 6HB

welcome to

Consfield Avenue, New Malden

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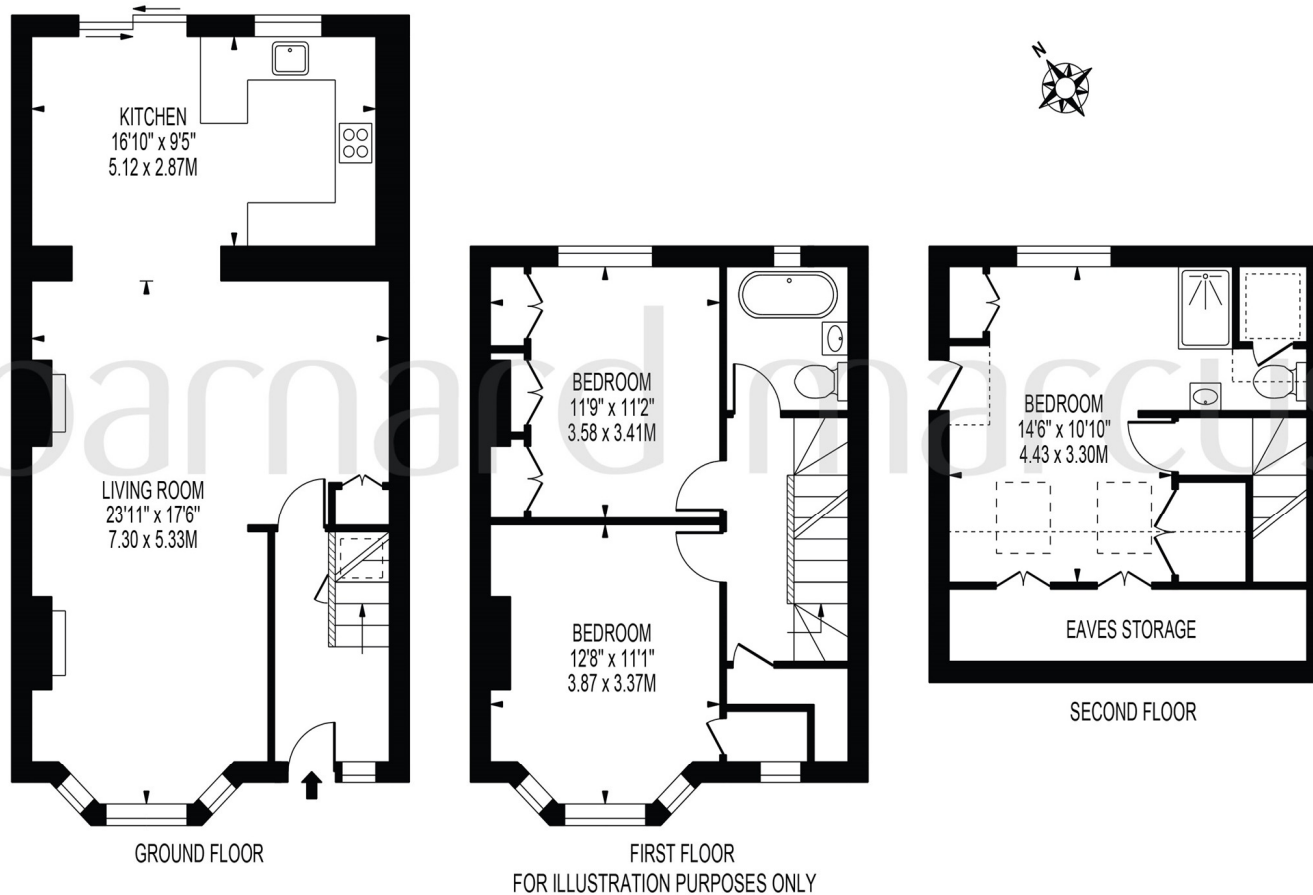


CONSFIELD AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1302 SQ FT - 120.96 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 136 SQ FT - 12.63 SQ M



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 larger than average three/ four bedroom, two bathroom mid-terraced family home benefits from a large open plan living-through reception and the benefit from a modern full width extension completed with a fitted kitchen, breakfast bar and sliding door leading directly to a south-east facing private rear garden. This property is ideal for entertaining with a bright and airy ground floor open plan layout.

Continue to the first floor are a further two generous double bedrooms complete with built in storage, a single bedroom that has been converted into a walk-in wardrobe and a lavishly appointed family bathroom complete with a large roll top bath and period correct tiling. Continue further to the second floor there is a large master bedroom boasting eave storage and a high quality ensuite shower room.

Property has both gas fired central heating, double glazing throughout, two working fireplaces, paved frontage and secure private rear garden. Offered to the market with no onward chain.

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- No Onward Chain
- South-East Facing Rear Garden
- Off Street Parking
- Open Plan Living Accommodation
- Ensuite Shower Room
- Modern Full Width Extension
- In Excess of 1300ft

Tenure: Freehold EPC Rating: Awaited

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107411



Property Ref:
NML107411 - 0005

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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