



Portland Avenue, New Malden, KT3 6AX

welcome to

Portland Avenue, New Malden

We are delighted to offer this well balanced beautifully presented three / four bedroom extended link-detached family home providing generous accommodation arranged over two floors. This property has a large block paved driveway, well-proportioned garden and a standalone garage / storeroom.

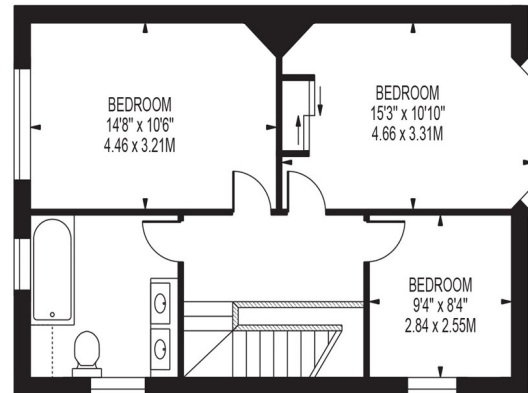


PORTLAND AVENUE

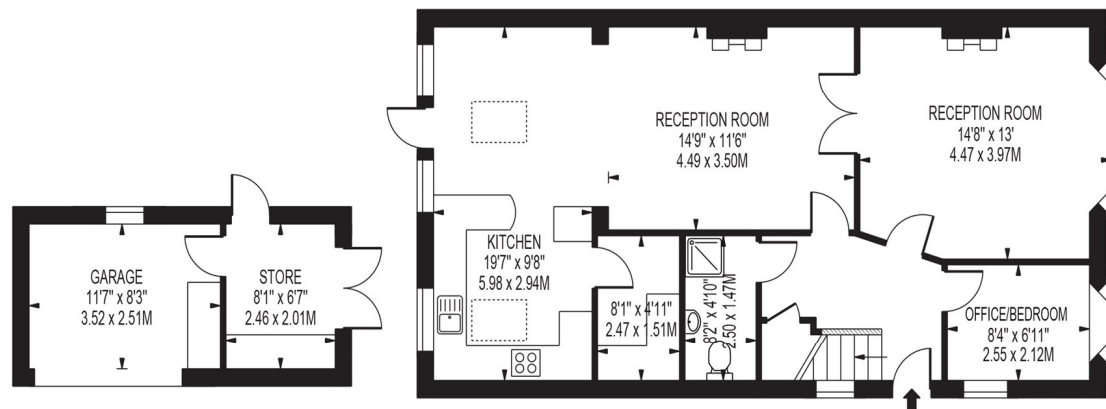
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1389 SQ FT - 129.04 SQ M
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 95 SQ FT - 8.84 SQ M

APPROXIMATE GROSS INTERNAL AREA OF STORE: 53 SQ FT - 4.94 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 offer this well balanced beautifully presented three / four bedroom extended link-detached family home providing generous accommodation arranged over two floors. This property has a large block paved driveway, well-proportioned garden and a standalone garage / storeroom.

Upon approach this cleverly extended link-detached family home benefits from side-access. Upon entrance there's a large open hallway with ample natural light leading to a front study / fourth bedroom, a generous bay fronted reception with french doors providing a through reception to the full rear extended, open-plan, bespoke fully fitted kitchen diner providing an ideal entertaining space for any large family. In addition, there is a utility to the rear of the kitchen and the addition of a downstairs shower and cloak room.

Continue to the first floor are a further two exceptionally well-proportioned double bedrooms and well-proportioned third. Finally, a bright and airy family bathroom complete with his and hers sinks. Continue to the rear of the property there is access to a well-proportioned private rear garden with decking to the rear providing a real sun trap and summer house. Additional features with the property; a modern stylish contemporary finish throughout, modern bathroom suites and kitchen, double glazing throughout, gas fired central heating and a period fireplace. Early viewing comes highly recommended.

welcome to

Portland Avenue, New Malden

- Three / Four Bedroom Family Home
- Open Plan Living
- Bespoke Fully Fitted Kitchen Diner
- Well - Proportioned Garden
- Stand-alone Garage / Storeroom

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£800,000



view this property online barnardmarcus.co.uk/Property/NML107201



Property Ref:
NML107201 - 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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Please note the marker reflects the
postcode not the actual property