



**Orchard Avenue, New Malden, KT3 4JU**



**welcome to**

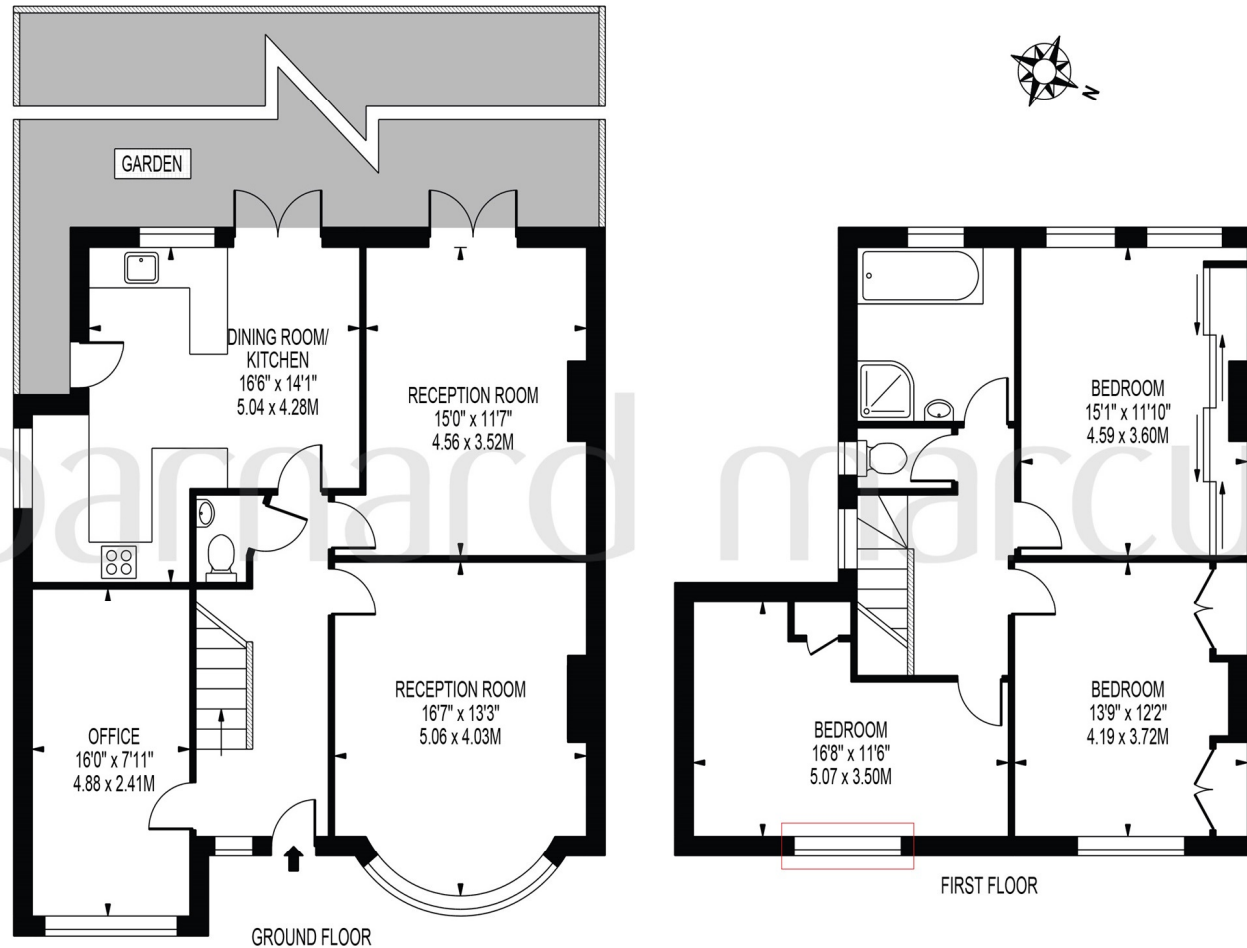
**Orchard Avenue, New Malden**

Offered to the market with no onward chain, we are delighted to offer this superb three / four bedroom semi-detached Christchurch family home in one of the most sought after roads in New Malden.



# ORCHARD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1547 SQ FT - 143.72 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.

This property is both light, spacious and well-presented throughout with huge potential for future extension and re-modelling subject to usual planning consent. Benefitting from a large westerly facing rear garden, private driveway and open-plan kitchen diner, this property is certainly not to be overlooked.

Upon approach this highly attractive semi-detached family home benefits from off-street parking and a mature front garden. Entering into the property there is a large welcoming hallway with access to the converted garage / office bedroom. There is a further large bay-fronted reception complete with wood burner and an addition of a downstairs WC and large second reception to the rear of the property looking out over a large west facing private rear garden.

Within this reception there are French doors to access to the rear garden and lovely herringbone flooring, continue further to the fully fitted kitchen diner with both side and rear access, a convenient breakfast bar and ample space for a full size dining table.

Continue to the second floor are a further three generous double bedrooms, all complimented with built-in storage and a large well-presented family bathroom completed with roll top bath and modern separate shower cubicle and a separate stand alone WC.

To conclude this property falls within the highly sought after Christchurch school catchment and lends itself to further expansion and improvement, this road is not a transient road.

welcome to

## Orchard Avenue, New Malden

- No Onward Chain
- Three / Four Bedrooms
- Downstairs WC
- Home Office Space
- Large West Facing Rear Garden
- Future Potential for Extension (STPP)

Tenure: Freehold EPC Rating: D

guide price

**£1,300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107405](https://barnardmarcus.co.uk/Property/NML107405)



Property Ref:  
NML107405 - 0004

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.



barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**