



Stanley Avenue, New Malden, KT3 6EN

welcome to

Stanley Avenue, New Malden

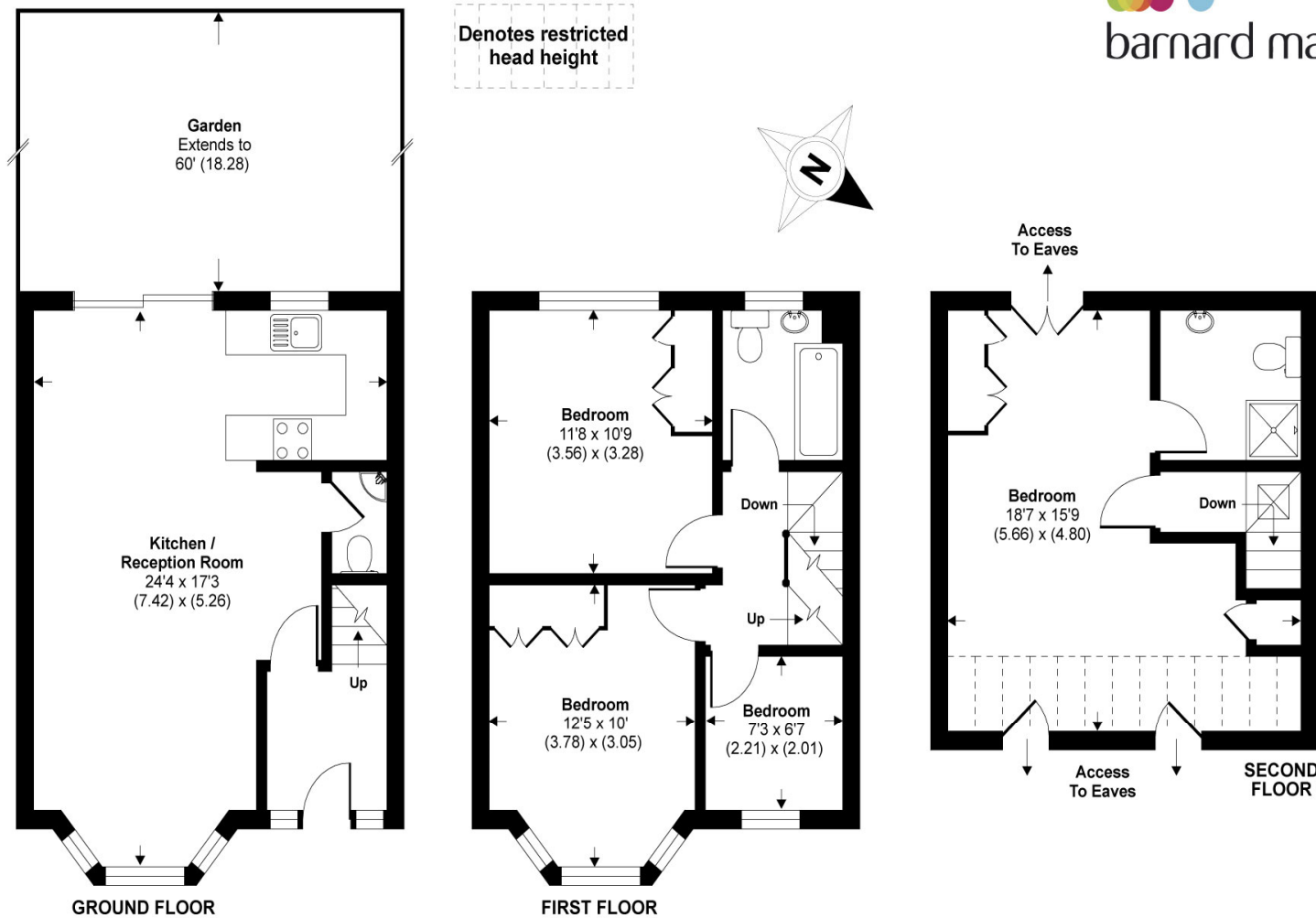
This impressive four bedroom, two bathroom, extended family residence has been recently refurbished from top to bottom and is situated close to Motspur Park National Rail and local amenities and offered to the market with no onward chain.



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Further benefits include a large open plan fitted kitchen/diner and light and spacious reception with sliding patio doors leading on to a decked area and secluded private rear garden.

This property has been well designed providing built-in storage to all three double bedrooms, ample eaves storage to master with a three piece ensuite.



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APPROX. GROSS INTERNAL FLOOR AREA 1056 SQ FT 98.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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- No Onward Chain
- Off Street Parking
- Open Plan Living
- Four Bedrooms and Two Bathrooms
- Secluded Private Rear Garden
- Modern Finish Throughout
- Located within Numerous School Catchments

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£675,000



view this property online barnardmarcus.co.uk/Property/NML107424



Property Ref:
NML107424 - 0002

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



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