



**Portland Avenue, New Malden KT3 6BA**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Portland Avenue, New Malden**

This beautifully presented, larger than average 5 bedroom, Mock Tudor, semi-detached family home benefits from light and spacious downstairs through lounge leading to a sizeable rear dining room overlooking the immaculately presented South-West facing garden.



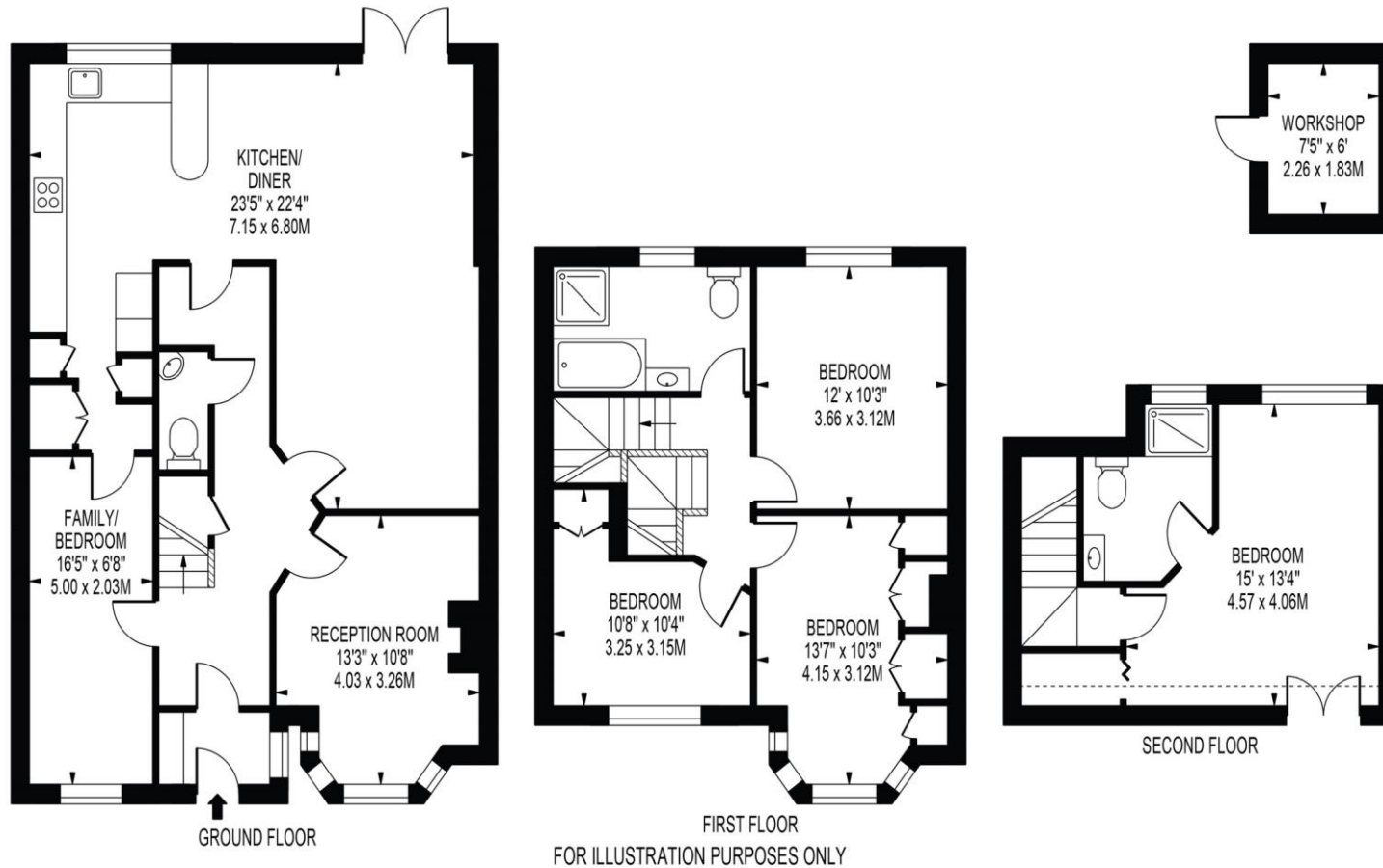
## PORTLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1604 SQ FT - 149.00 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING WORKSHOP)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **19 SQ FT - 1.74 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WORKSHOP: **45 SQ FT - 4.14 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 property benefits from off street parking, a separate front living room, stylish internal decor, wood flooring to the ground floor, fully fitted modern kitchen leading to an open plan dining living area, the addition of another downstairs bedroom/office offering versatile living, double glazing and gas fired central heating.

Continue to the first floor you will find a modern family bathroom with walk in wet room, 3 generous double bedrooms with ample built in storage and a master bedroom complete with walk in wet room by way of a clever loft conversion.

This property must be viewed to be fully appreciated!

**welcome to**

## **Portland Avenue, New Malden**

- 5 Bedrooms
- Off Street Parking
- Open Plan Living
- Has Undergone Extensive Improvements
- Private Rear Garden

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

guide price

**£875,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NML107367 - 0002

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**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)**