



**Claremont Avenue, New Malden, KT3 6QR**

**welcome to**

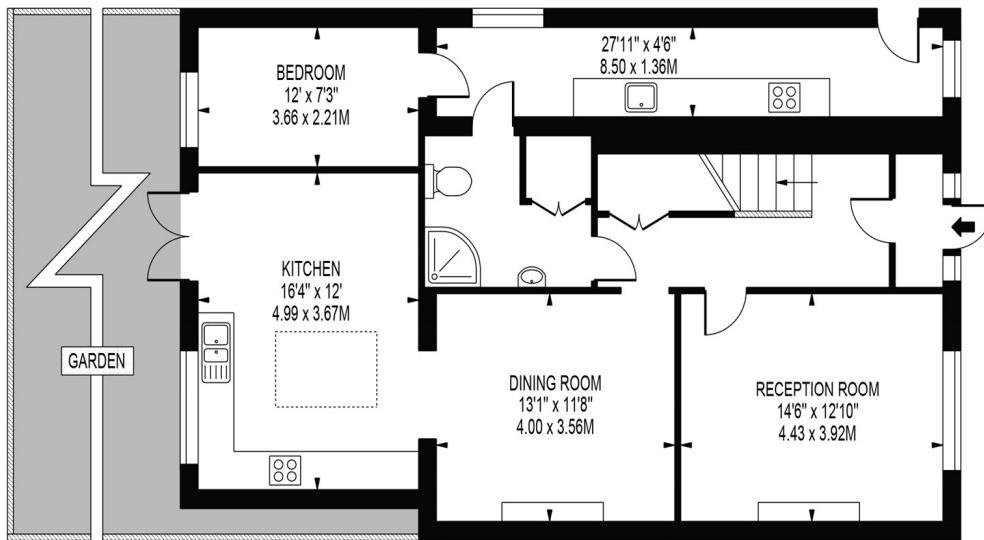
## **Claremont Avenue, New Malden**

This impressive four bedroom, semi-detached family home situated in a highly convenient position on Claremont Avenue within ideal proximity to local amenities and national rail, provides highly flexible living accommodation arranged over two floors having been extended to both rear and side.

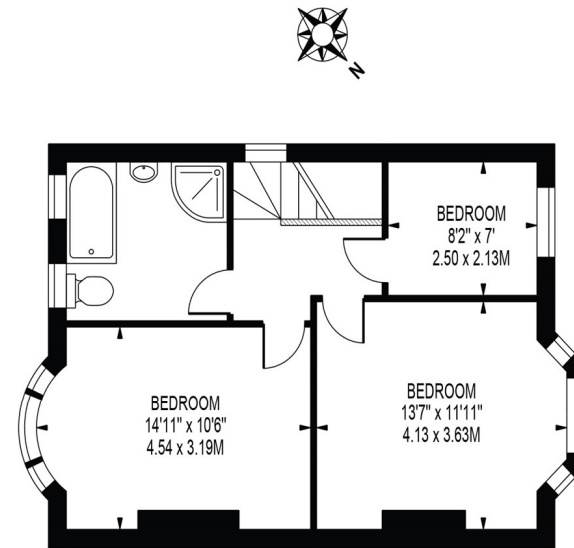


## CLAREMONT AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1539 SQ FT - 142.98 SQ M



GROUND FLOOR



FIRST 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.

This property boasts generous room dimensions and the opportunity of using the side return extension as a passive investment or self-contained annex alike.

Further benefits include a bright & spacious kitchen extension to the rear with a large secluded private south-facing rear garden, off-street parking and side access. Benefiting from a large block paved driveway, double glazing and gas fired central heating.

**welcome to**

## **Claremont Avenue, New Malden**

- Four Bedroom Property
- Self-Contained Annex
- South Facing Rear Garden
- Block Paved Driveway
- Excellent Proximity to Motspur Park Station

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

Guide price

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107696](https://barnardmarcus.co.uk/Property/NML107696)



Property Ref:  
NML107696 - 0002

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