



barnard marcus

Avondale Avenue, Old Malden, Worcester Park, KT4 7PD



welcome to

Avondale Avenue, Old Malden, Worcester Park

A most attractive and extremely spacious (2800 sqft) Tudor influenced five bedroom, three bathroom detached family home set in one of the area's premier roads. This fabulous family home has generous open plan family living space opening on to a good-sized rear garden and driveway & integral garage.



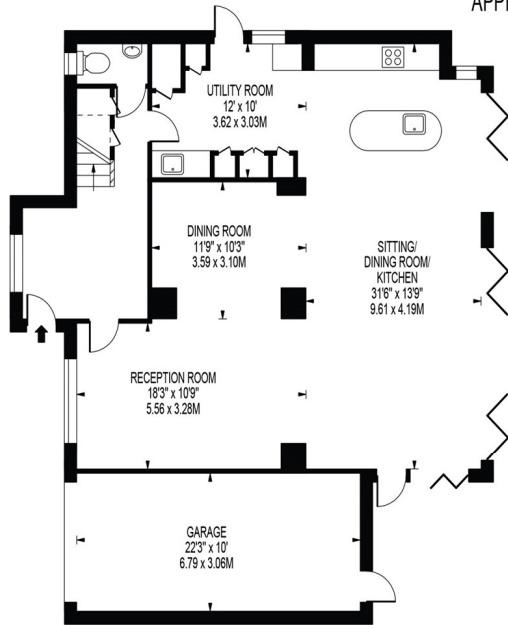
AVONDALE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2824 SQ FT - 262.40 SQ M**

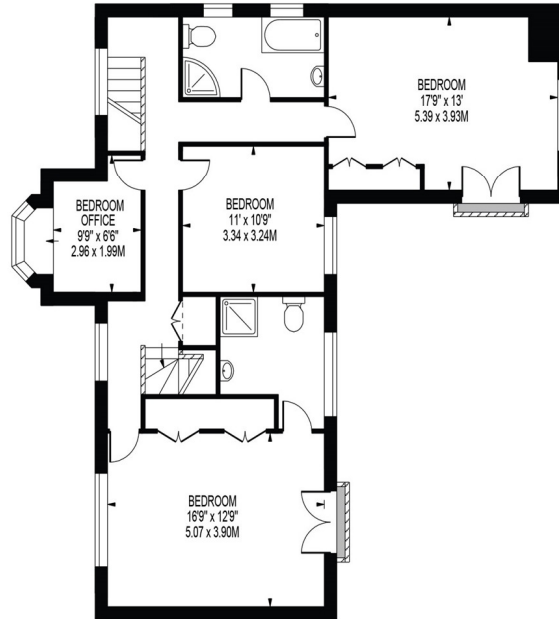
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **399 SQ FT - 37.11 SQ M**

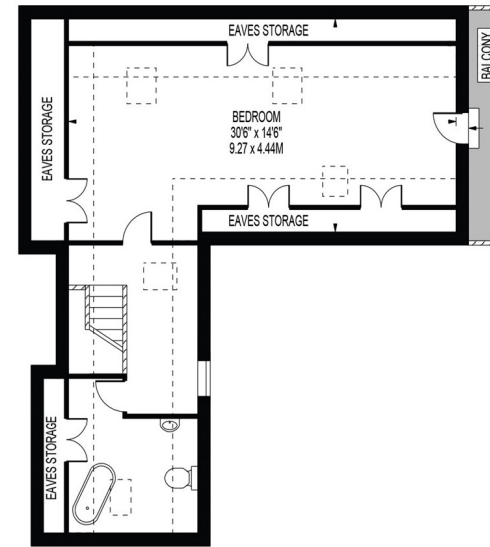
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **224 SQ FT - 20.78 SQ M**



GROUND FLOOR



FIRST FLOOR



SECOND 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.

A most attractive and extremely spacious (2800 sqft) Tudor influenced five bedroom, three bathroom detached family home set in one of the area's premier roads. This fabulous family home has generous open plan family living space, with large contemporary and simply stunning kitchen/dining/family room extension with underfloor heating which opens on to a good-sized rear garden, there is a driveway & an integral garage. An early viewing is strongly advised.

Old Malden is located on the borders of Surrey & South West London. Located just 10 miles from Central London, This is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

New Malden & Worcester Park's attractive & bustling High Streets enjoys a host of familiar brands including: Waitrose, Sainsbury's, Pizza Express, Costa, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to area's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.

welcome to

Avondale Avenue, Old Malden, Worcester Park

- An Attractive & Most Spacious Detached Family Home
- Five Bedrooms & Three Stunning Bathrooms
- Premier Location - Close Shops, Restaurants, Great Schools & Station
- Generous (2800sqft) Beautifully Appointed Living Space
- Driveway & Integral Garage

Tenure: Freehold EPC Rating: C

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP107618](https://www.barnardmarcus.co.uk/Property/WCP107618)



Property Ref:
WCP107618 - 0005

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.



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