



Portland Avenue, New Malden, KT3 6AX

Offers In Excess Of £650,000

Three bedroom semi-detached house in a prime New Malden location. This property is need of full refurbishment and is an excellent opportunity for buyers looking to create their ideal home.





# Description

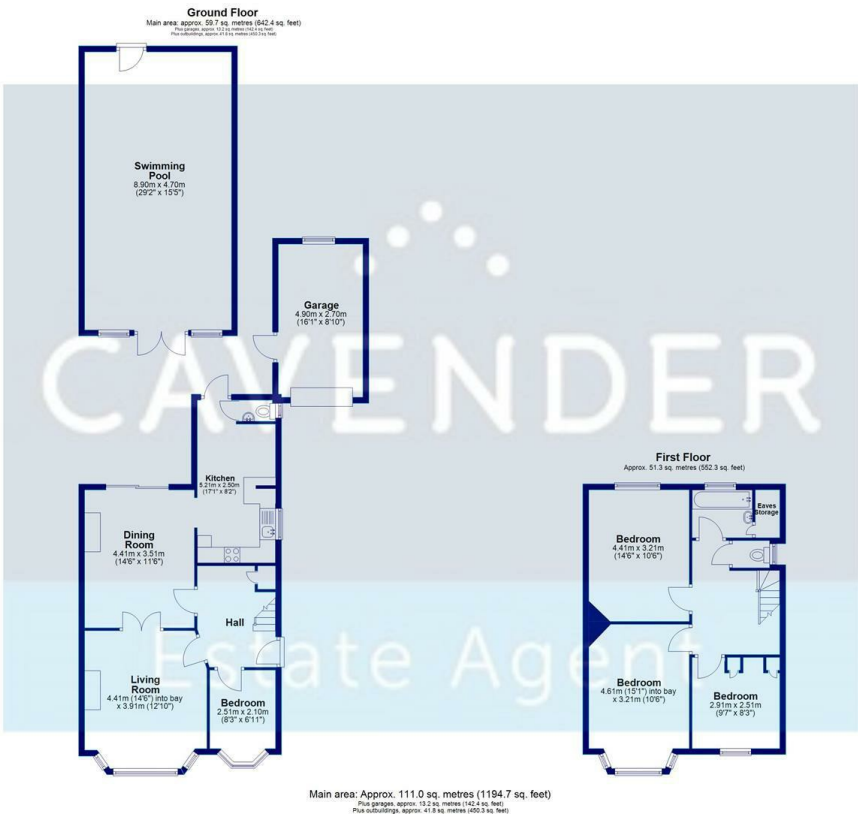
Situated on a popular tree-lined avenue in the heart of New Malden, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to renovate and create their ideal home.

Requiring complete refurbishment throughout, the property offers generous proportions, off-street parking, and huge potential to extend or reconfigure (STPP). The ground floor features a through lounge/dining area and a separate kitchen, both offering direct access to the spacious rear garden.

One of the unique features of the property is a pool house located at the rear of the garden – ideal for redevelopment, a home office, gym, or studio.

Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. With its solid structure and great footprint, this home is a true blank canvas for those seeking a project in a prime location.

Located just a short distance from New Malden High Street, mainline station, and a number of outstanding local schools, this property is perfect for families, developers, or anyone looking to add value in a well-connected and desirable area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

