

## Claremont Avenue New Malden KT3



- **Four Bedroom House**
- **Two Large Reception Rooms**
- **Off Street Parking for Several Cars**
- **Direct Access to Private Garden**
- **Close to Excellent Transport Links**

**Price £610,000**

A surprisingly spacious four bedroom house set out over two floors with potential to extend (STPP) with covered access to a west facing garden. On the ground floor there are two reception rooms, the rear overlooking the garden and a good size kitchen with access to the side. In addition there is a downstairs toilet and off street parking for a couple of cars. On the first floor there is a master bedroom with built in wardrobes, three further bedrooms and a family bathroom. The property is within easy reach of Motspur Park Station and shops and other excellent transport links. Council Tax Band D. EPC Rating E.



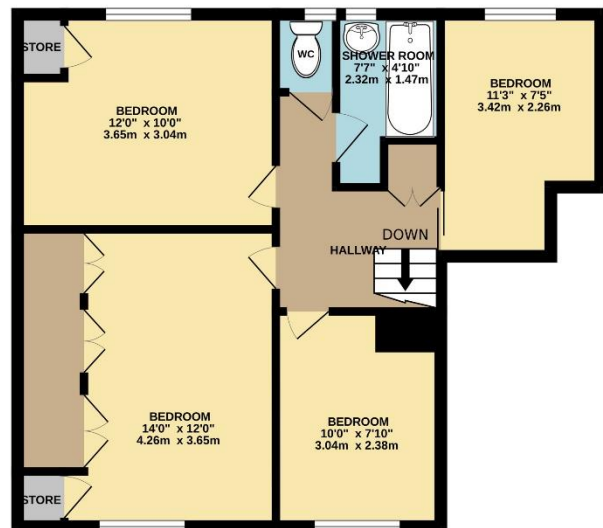
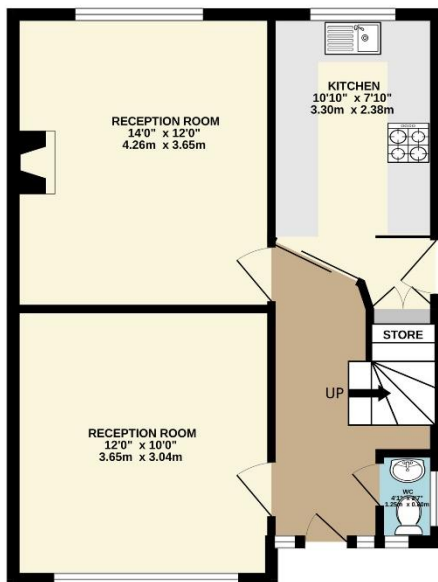






GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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