

## Clarence Avenue New Malden KT3



- **Extremely Spacious Four Bedroom Semi Detached House**
- **Large Through Reception Room**
- **Modern Fully Fitted Kitchen/Breakfast Room**
- **Off Street Parking for Several Cars**
- **Plenty of Storage**
- **Popular Coombeside Location**

**Guide Price £1,000,000**

Located in the ever popular "Coombeside" area of New Malden is this extremely spacious double fronted Semi Detached house. The property is in good condition and offers flexible accommodation. A bright entrance hall provides ample space to access a large through reception room with feature fireplace and pretty bay window via double doors, a practical study/office with built in units, a modern fully fitted kitchen with built in appliances and breakfast bar leading to a downstairs toilet and conservatory, presently used as a dining area. There are patio doors leading to a private garden with summer house stretching across the whole width of the garden. On the first floor there are two double bedrooms, both with built in wardrobes, a study or fourth bedroom and a family bathroom with separate shower cubicle. On the second floor is a large master bedroom with plenty of storage space and en suite. At the front is parking for several cars. The property is within the catchment of excellent schools and good transport links. EPC C.





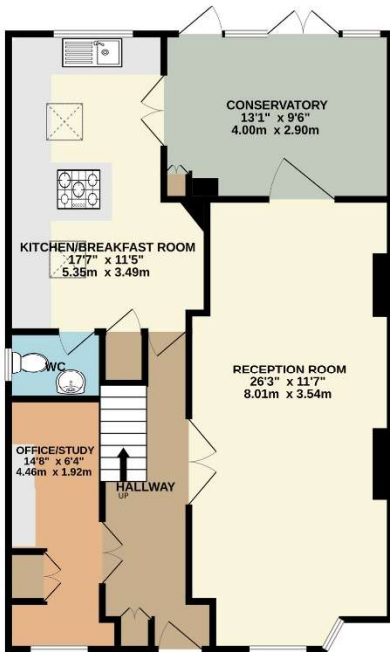




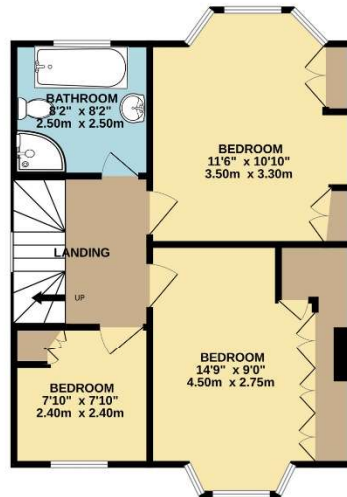




GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 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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