



Clarence Avenue, KT3 3DZ

Asking Price £850,000



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This popular designed 3-bedroom Halls-Adjoining Coombeside family home offers a great opportunity with the scope for extension subject to council approval. The house benefits from a south facing garden and is situated close to the very popular Coombe Infants Primary, Junior School and Coombe Girls School.

The property is sold in good condition with no ongoing chain, having 3 bedrooms, 2 living rooms, off-street parking and separate garage.

- Premier Coombeside Family Home
- Three Double Bedrooms
- Private South Facing Garden
- Gas Central Heating & Partial Double Glazing
- Off-Street Parking and Separate Garage
- No Chain
- Scope for Extension STPP

The house is located in an ideal position in this sought after Coombeside position between Kingston, New Malden and Wimbledon Village with the town centre of New Malden offering a diverse range of both independent retail shops and eateries as well as more recognisable brands, including the soon to be opening M & S Food Centre. Both New Malden and Norbiton Stations giving direct access into Waterloo are within walking distance and the A3, which serves both London and the M25, is easily accessible by car.

EPC Rating : F

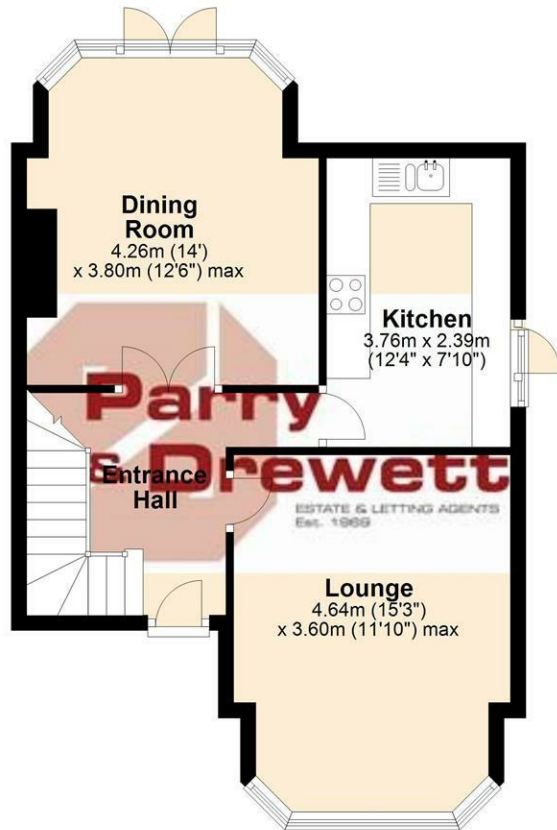
Council Tax Band: E (Royal Borough of Kingston-upon Thames)



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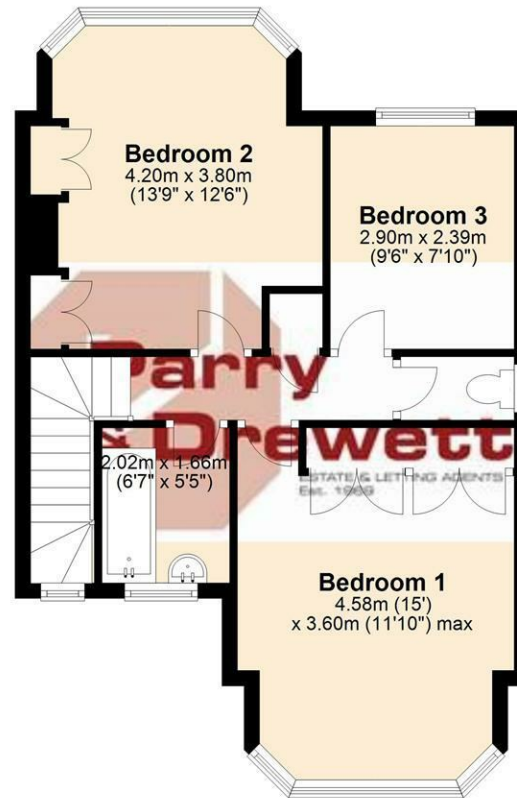
Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 98.6 sq. metres (1061.7 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact
Plan produced using PlanUp.



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