

Laburnum Grove, KT3 3LQ

Price Guide £850,000



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A well presented semi detached family home offering genuine opportunity for rear, side and loft extension development (subject to planning) located within New Malden's Clarence Avenue and Coombeside area. With generous room proportions the property is sold in good condition and with no onward chain. Having 3 double bedrooms, 2 living rooms, off-street parking plus detached garage and is both double glazed and centrally heated. The front garden is screened offering privacy and the rear garden is westerly facing (ideal for day and evening sun) 130ft in length, laid mostly to lawn with mature shrub borders providing privacy and shade if required.

- No Chain
- Coombeside Location
- Two Reception Rooms
- Three Double Bedrooms
- Garage
- Potential to Develop and Extend (STPC)
- Catchment For Coombe Schools
- Large Westerley 130 ft Rear Garden

The house is located on one of New Malden's most favourable tree-lined roads. Within the catchment of sought after schools including Coombe Girls School and situated within one mile of both New Malden and Norbiton stations. Viewing advised so as not to miss out and fully appreciate this family home and its potential.

EPC Rating: D

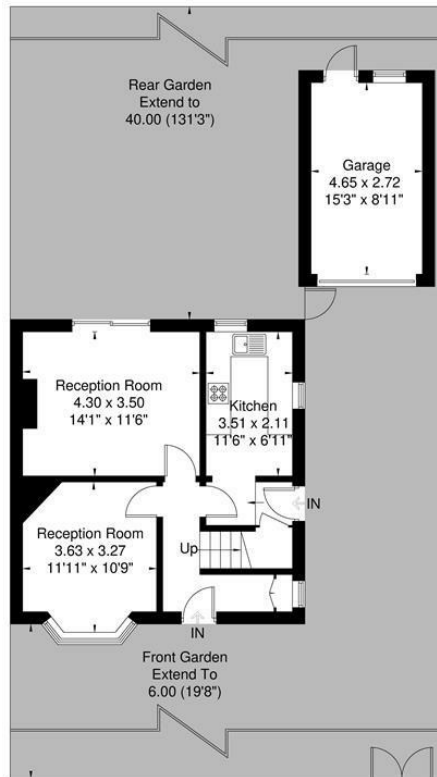
Council Tax Band: E (Royal Borough of Kingston upon Thames)



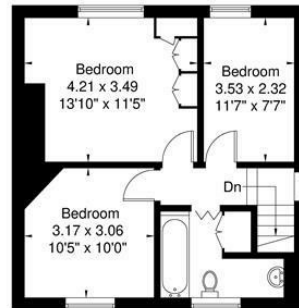
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Approximate Gross Internal Area = 89.8 sq m / 965 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 102.3 sq m / 1099 sq ft



Ground Floor 45.3 sq m / 487 sq ft Garage 12.5 sq m / 134 sq ft



First Floor 44.5 sq m / 478 sq ft



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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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