



Tennyson Avenue, New Malden

- ****END CHAIN, Guide Price £650,000 - £700,000****
- Large Through Reception room
- Walking Distance to Motspur Park Train Station
- Off Street Parking
- Viewings highly Recommended

Guide Price £650,000

- Four Bedroom End Of Terrace Family Home
- Conservatory
- Two Bathrooms
- Private Rear Garden

Tenure: Freehold



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DESCRIPTION

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Nestled in the charming area of New Malden, Tennyson Avenue presents a delightful end terrace house that perfectly balances comfort and style. This spacious property boasts an impressive 1,268 square feet of living space, making it an ideal family home.

The house features two inviting reception rooms, with a downstairs WC providing ample space for relaxation and entertaining guests. With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The two bathrooms add convenience, catering to the needs of a busy household.

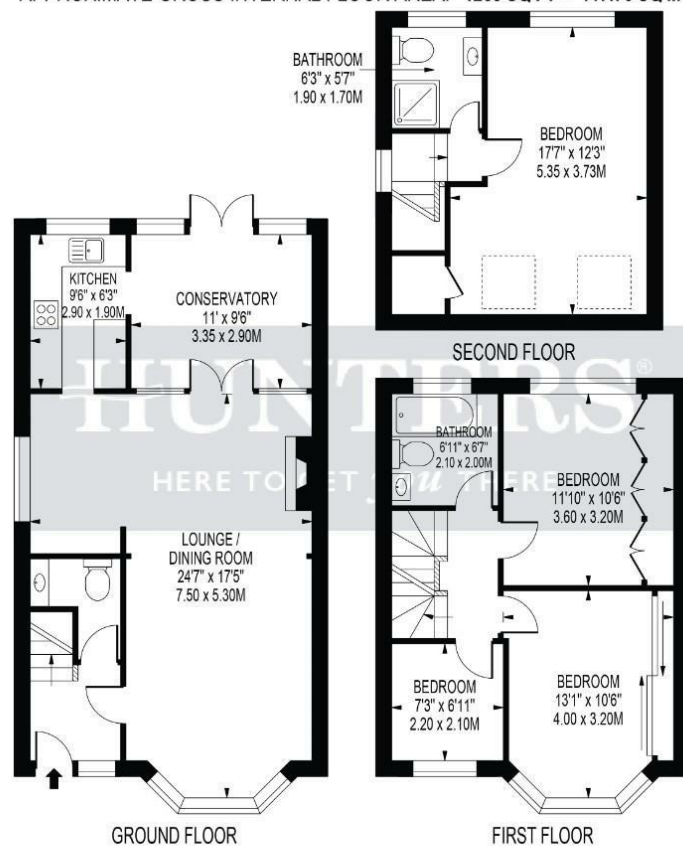
Constructed between 1930 and 1939, this home retains a sense of character while offering modern living. The end terrace position allows for additional privacy and a pleasant outdoor space, perfect for enjoying the fresh air.

For those with vehicles, the property includes parking for one car, a valuable asset in this sought-after area.

Tennyson Avenue is well-located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed home.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 1268 SQ FT - 117.76 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	Current rating: E Potential rating: 76	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	Current rating: E Potential rating: 76	
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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