

# £500,000

Three Bedrooms  
End-Of-Terrace House

## Tennyson Avenue

New Malden  
KT3 6LZ

# FARLEYWOOD

Viewing by appointment only

[www.farleywood.com](http://www.farleywood.com)

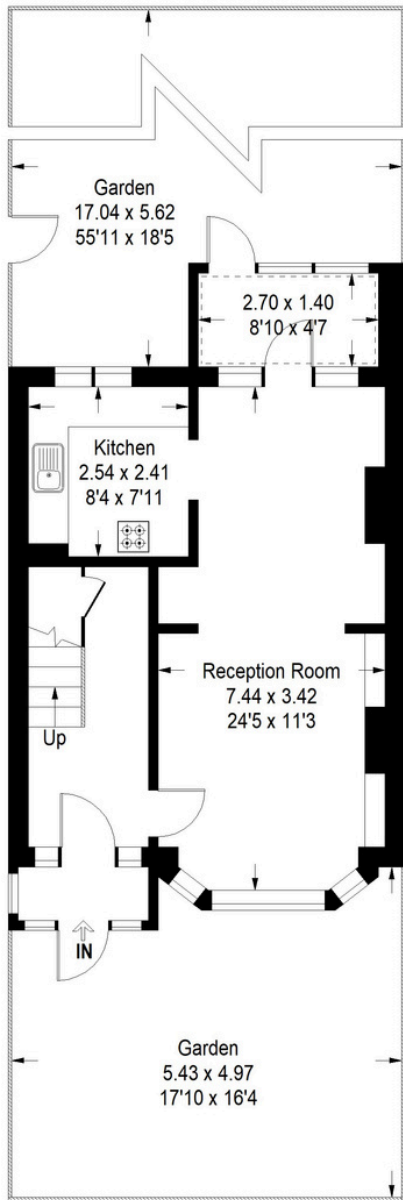
- A rare opportunity to renovate and create your perfect family home (STPP)
- Chain free
- Open plan kitchen-diner
- c.55ft long garden with side access
- Located close to Sir Joseph Hood memorial park
- Excellent transport links and local amenities

An exciting opportunity to create your dream family home in this chain-free period property. There is potential to significantly extend the ground floor and also to create an additional bedroom and bathroom in the loft subject to the usual planning consents. Located on a tree-lined, residential road with a fantastic community spirit, this house is conveniently close to the High Street and Motspur Park station with trains to Waterloo in 25 minutes.

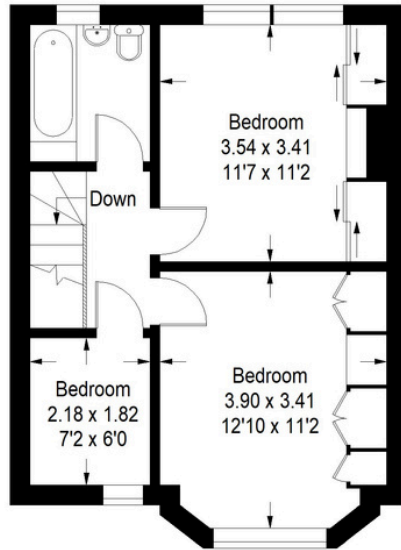




Approximate Gross Internal Area = 83.70 sq m / 901 sq ft



Ground Floor



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden has an exciting and welcoming community spirit, fantastic sports facilities, golf courses, farmers' market, local shops, restaurants, and pubs. This property is close to large local parks and is a short drive to Wimbledon Common and Richmond Park.

Tennyson Avenue is in the catchment for excellent primary and secondary schools.

Council Tax D

EPC D

Start your moving story today by contacting FarleyWood.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		