



Franks Avenue, New Malden, KT3 5DD

welcome to

Franks Avenue, New Malden

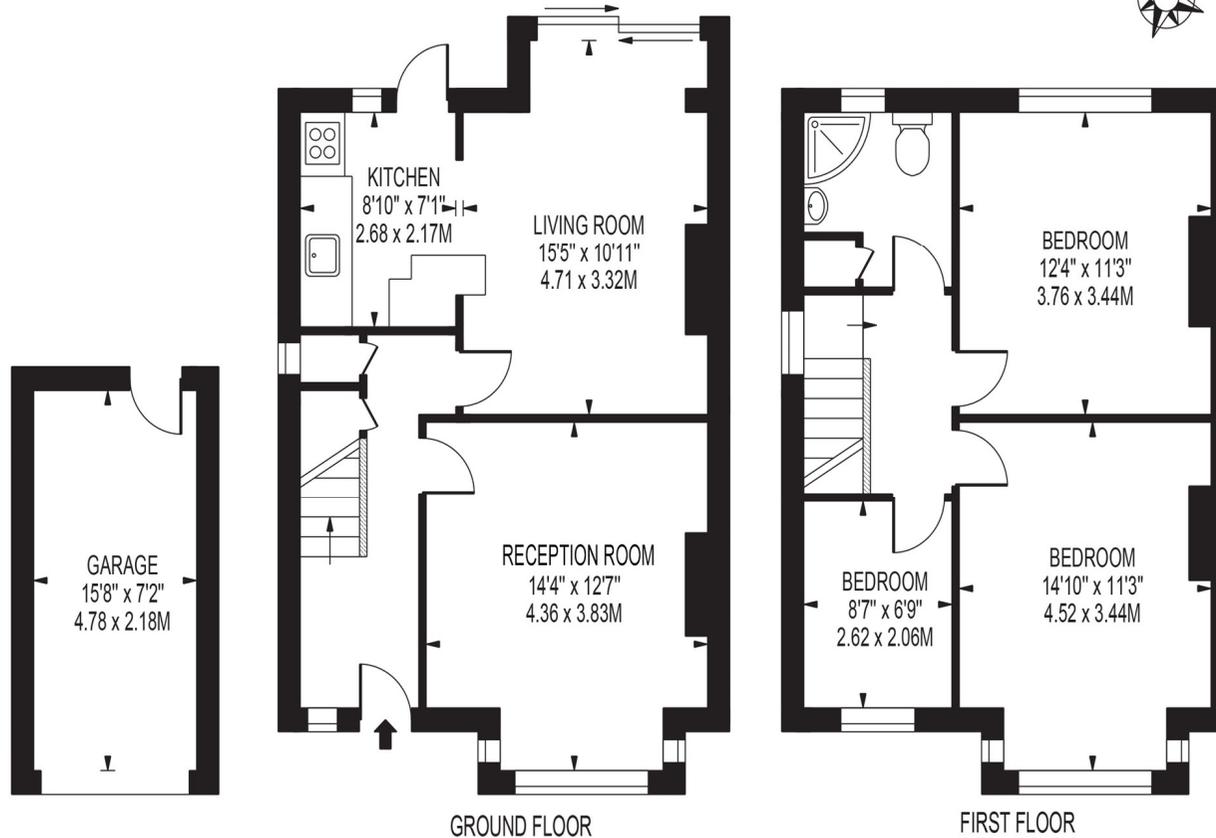
We are excited to offer this well-proportioned, bay fronted, semi-detached three bedroom family home.



FRANKS AVENUE, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 949 SQ FT - 88.18 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE : 112 SQ FT - 10.42 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Offering huge scope for both extension & modernisation throughout, this property has generous room dimensions, a larger than average footprint, private front & large rear garden complete with stand-alone garage.

The property benefits from gas fired central heating, double glazing and sought after residential location with easy access to both Kingston & New Malden.

welcome to

Franks Avenue, New Malden

- No Chain
- Huge Potential for Extension & Modernisation
- Large Rear Garden
- Three Bedroom Family Home
- Easy Access to Both Kingston & New Malden

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107631](https://www.barnardmarcus.co.uk/Property/NML107631)



Property Ref:
NML107631 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3
4EZ



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)