

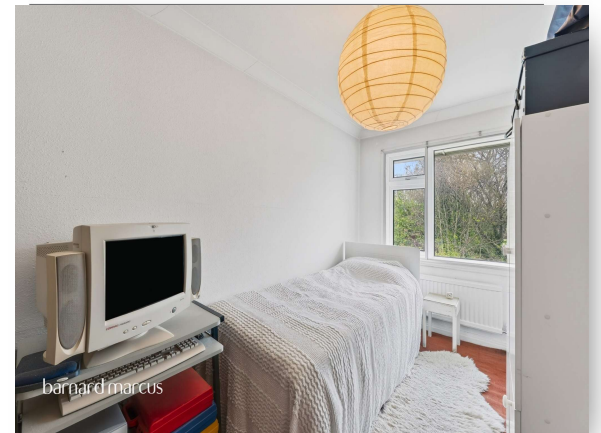
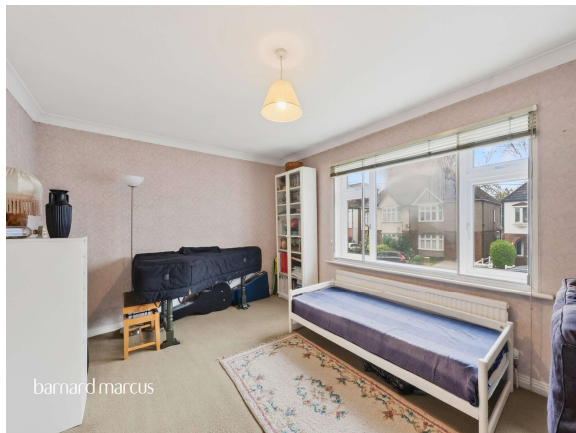


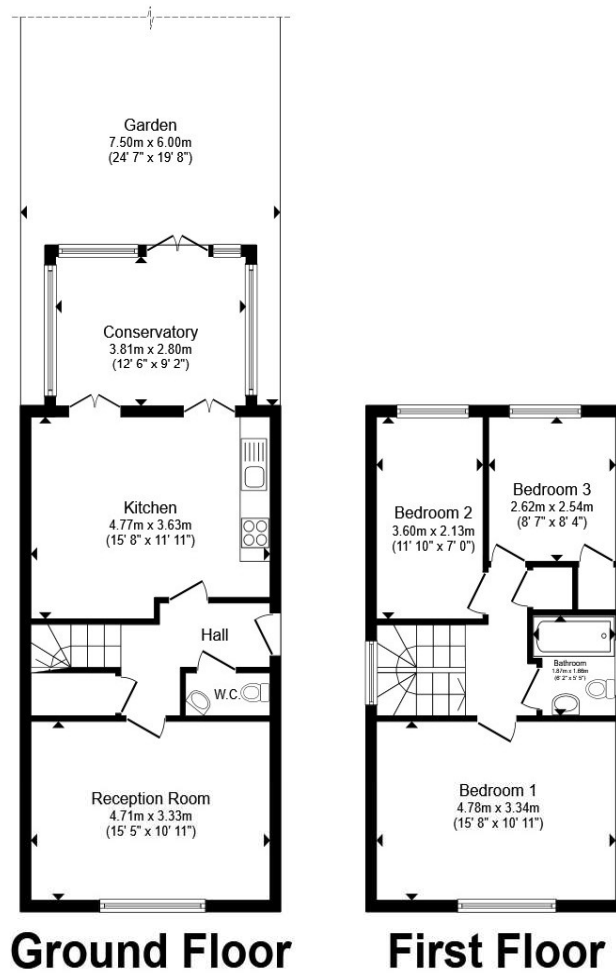
**Dukes Avenue, New Malden, KT3 4HN**

**welcome to**

**Dukes Avenue, New Malden**

Occupying a super convenient position on the ever popular Dukes Avenue, this three bedroom detached family residence offers huge scope and potential for future improvement.





Upon entering the property there is a downstairs WC, full-width front reception, understairs storage and open plan kitchen diner complete with original parquet flooring with the addition of a large rear conservatory and a well contained westerly private rear garden. To the front of the property is a large front garden with side access.

Continue to the first floor are a further three bedrooms and family bathroom. This property is both light and airy and offering huge scope for modernisation and improvement, offered to the market with no onward chain.

Total floor area 97.5 m<sup>2</sup> (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

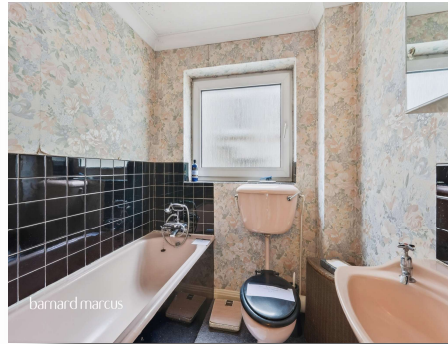
## Dukes Avenue, New Malden

- No Onward Chain
- Open Plan Kitchen / Diner
- West Facing Rear Garden
- Downstairs WC
- Scope for Modernisation & Improvement
- 0.2 Miles to New Malden Train Station

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

guide price

**£700,000**



view this property online [barnardmarcus.co.uk/Property/NML107768](https://www.barnardmarcus.co.uk/Property/NML107768)



Property Ref:  
NML107768 - 0003

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Please note the marker reflects the  
postcode not the actual property