



Clarence Avenue, New Malden, KT3 3TZ



welcome to

Clarence Avenue, New Malden

An exciting opportunity to acquire a beautifully presented, four bedroom, property that has been extended and arranged over three floors, located down one of New Malden's premier road ideally situated for excellent schools, transport links and local amenities.



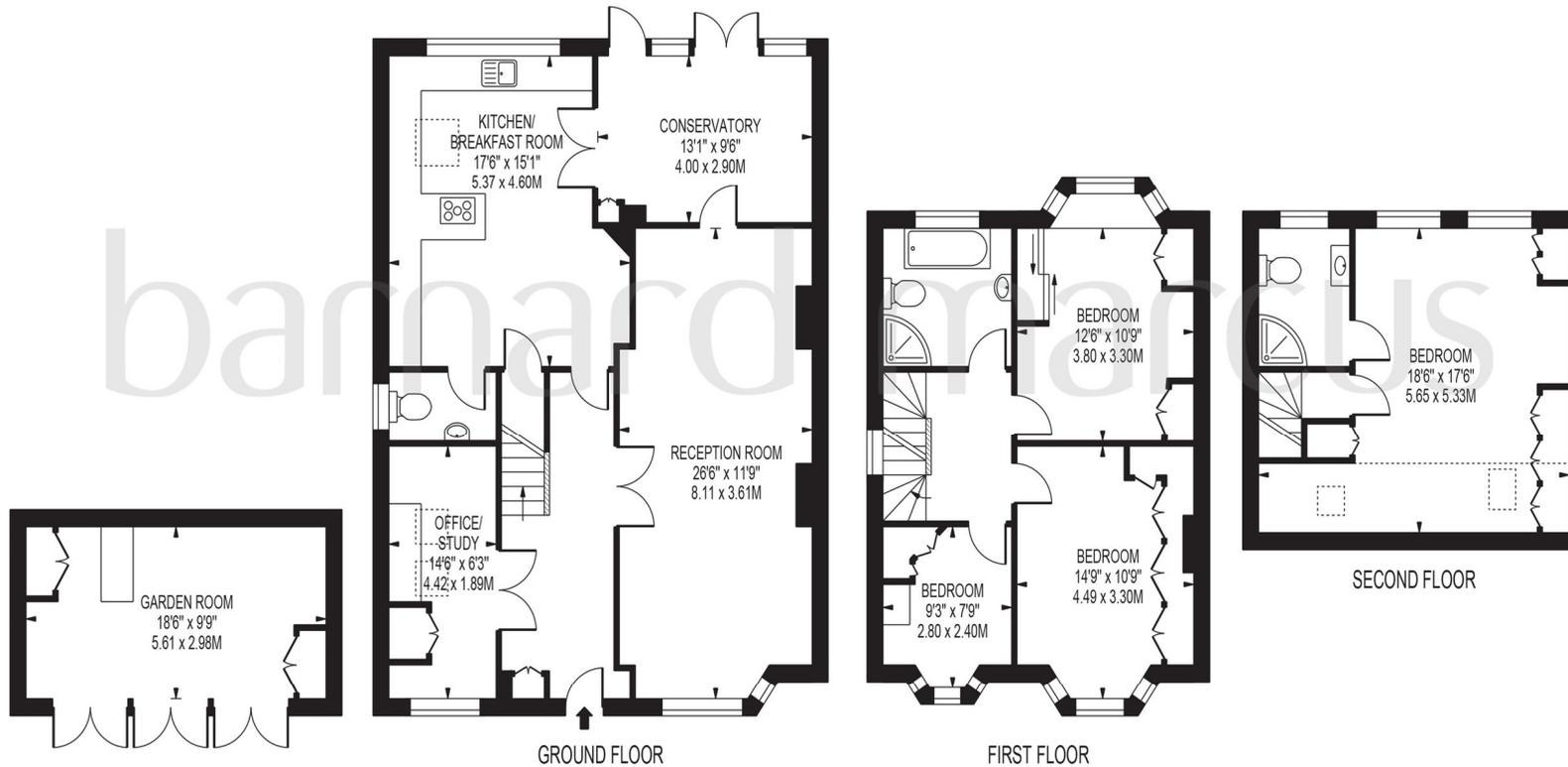
CLARENCE AVENUE, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1776 SQ FT - 164.99 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARDEN ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 75 SQ FT - 6.96 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM: 180 SQ FT - 16.72 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.

An exciting opportunity to acquire a beautifully presented, four bedroom, property that has been extended and arranged over three floors, located down one of New Malden's premier road ideally situated for excellent schools, transport links & local amenities.

Upon entering you are welcomed by a bright and spacious hallway leading to an office room / 5th bedroom, large open reception/living room, separate dining room, large modern fully fitted kitchen and downstairs WC.

Continue to the first floor are three generous bedrooms with both double rooms being complete with ample built in wardrobes as well as a modern family bathroom. Continue again up to a large spacious master bedroom also with built in storage and a large en suite.

Additional benefits include off street parking for multiple vehicles, large private rear garden complete with a studio outbuilding, underfloor heating in kitchen, & office, gas fired central heating, double glazing, full width rear extension, ample storage throughout and flooded with natural light and space.

welcome to

Clarence Avenue, New Malden

- Semi-Detached Residence
- Full Width Rear Extension & Loft Conversion
- Underfloor Heating in Kitchen, Landing & Office
- Office / 5th Bedroom
- Studio Outbuilding
- Ideal Locality for School Catchments
- 0.9 Miles to New Malden Train Station

Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£975,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107288](https://www.barnardmarcus.co.uk/Property/NML107288)



Property Ref:
NML107288 - 0007

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.



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