



Clarence Avenue, New Malden KT3 3EB

welcome to

Clarence Avenue, New Malden

We're proud to offer this generously proportioned, three bedroom, two bathroom semi-detached Coombe side family home. This property occupies a double-width plot with huge potential for further expansion to both the side and loft (STPP)



CLARENCE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1134 SQ FT - 105.38 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 160 SQ FT - 14.84 SQ M



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.

Upon approach this property has a large frontage, block-paved driveway, garage to side and larger than average plot. Internally there is a storm porch leading onto a generous hallway, bay fronted reception to the front of the property and a large further reception leading to a full-width rear extension kitchen/diner and downstairs shower room.

Continue to the first floor are two generous double bedrooms, family bathroom and single third bedroom. To the rear of the property is a secluded south-facing private rear garden complete with paved patio and established ever green trees. This property is situated within numerous school catchments and has the added benefit of extension potential and expansion subject to requirement.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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Clarence Avenue, New Malden

- Three Bedroom Family Home
- Coombe Side Property
- Downstairs Shower Room
- Potential to Extend (STPP)
- South-Facing Rear Garden

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

guide price

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107626



Property Ref:
NML107626 - 0009

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.

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