

## Eton Avenue New Malden KT3



- **Three Bedrooms**
- **Semi-Detached Family Home**
- **Spacious Ground Floor**
- **Attractive Rear Garden**
- **Parking to the Front**
- **Excellent Local Schools**
- **NO ONWARD CHAIN**

**Price £795,000**

This spacious three-bedroom period semi-detached home perfectly blends characterful elegance with modern living. The property boasts stunning fireplaces and cornicing that whispers of its historic charm. The ground floor welcomes you with a bright front reception room centered around a beautiful original fireplace; currently used as an extra bedroom. To the rear, a generous semi-open plan living and dining area serves as the heart of the home, featuring bi-fold doors that open directly onto the garden—perfect for indoor/outdoor entertaining. This space links seamlessly to a well-appointed galley-style kitchen. There is also a ground floor W.C. Upstairs, the first floor offers two impressively sized double bedrooms, a versatile single bedroom, and a modern family shower room. Adding to its appeal, the property includes an off-street parking space to the front and potential to further increase internal space by extending into the loft (subject to planning permission). NO ONWARD CHAIN. EPC rating D. Council Tax Band E





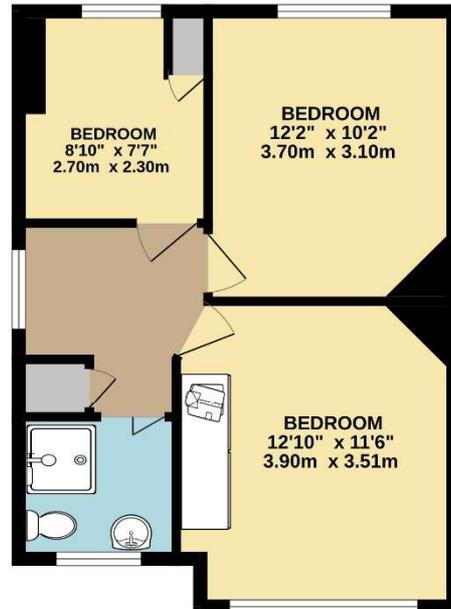
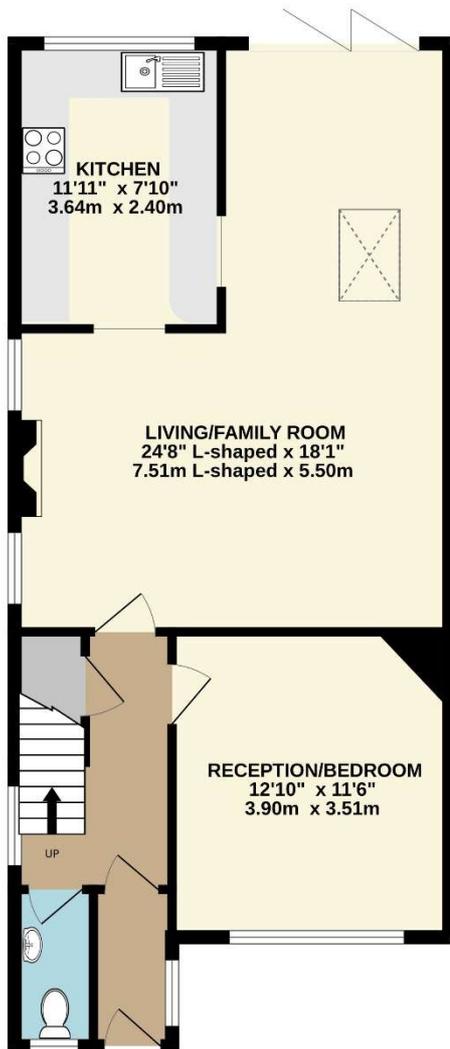






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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