

63 Tennyson Avenue, New Malden, KT3 6LZ



Guide price £550,000

WH WATSON HOMES
Estate Agents

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*** GUIDE PRICE £550,000 - £600,000 *** Watson Homes are delighted to offer this three bedroom terraced family home. The property benefits from modern open plan living, a downstairs shower room, a pretty rear garden and off street parking with the benefit of NO ONWARD CHAIN.

New Malden and Motpur Park offer a warm, community-focused atmosphere, complete with a monthly farmers' market, an excellent selection of restaurants, independent shops, traditional pubs, and cosy cafés. Outstanding local sports amenities include a leisure centre, golf courses, cricket and rugby clubs, as well as well-equipped health clubs.

The property is just a short cycle from the beautiful open spaces of Richmond Park and Wimbledon Common. It is also ideally located for several highly regarded primary schools, including Green Lane, St John Fisher, and Sacred Heart. Well-respected secondary schools nearby include Coombe Boys', Richard Challoner, and Raynes Park, along with a range of sought-after grammar, private, and faith schools.

Accommodation

Covered entrance
Obscure UPVC double glazed front door to..

Entrance hall
Obscure UPVC double glazed windows to front aspect, double panel radiator, wall mounted thermostat, under stairs storage cupboard.

Lounge
Double glazed bay window to front aspect, stripped floorboards, double panel radiator, fireplace, fitted shelving and storage cupboards.

Dining room
Stripped floorboards, double panel radiator, fitted shelving and storage cupboards.

Kitchen
Range of fitted wall units with matching cupboards and





drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for dishwasher.

Sunroom

UPVC double glazed windows and door to rear aspect, wall mounted heater, space for tall standing fridge/freezer, space and plumbing for washing machine and tumble dryer, wall mounted "Worcester" boiler.

Downstairs shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level push button and flush WC.

Stairs to 1st floor landing

Dado rail, loft access, fitted storage cupboard.

Bedroom one

Double glazed bay window to front aspect, single panel radiator, fitted wardrobes and shelving, picture rail.

Bedroom two

Double glazed window with views across the playing fields, single panel radiator.

Bedroom three

Double glazed window to front aspect, single panel radiator.

Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled walls, single panel radiator, double glazed window to rear aspect with views across the playing fields.

Rear garden – approximately 50ft

(South Easterly aspect)

Paved patio area and footpath leading to rear, artificial lawn section with flowerbeds and shrubs at side, garden shed, fence enclosed, backing directly onto playing fields, gated rear access.

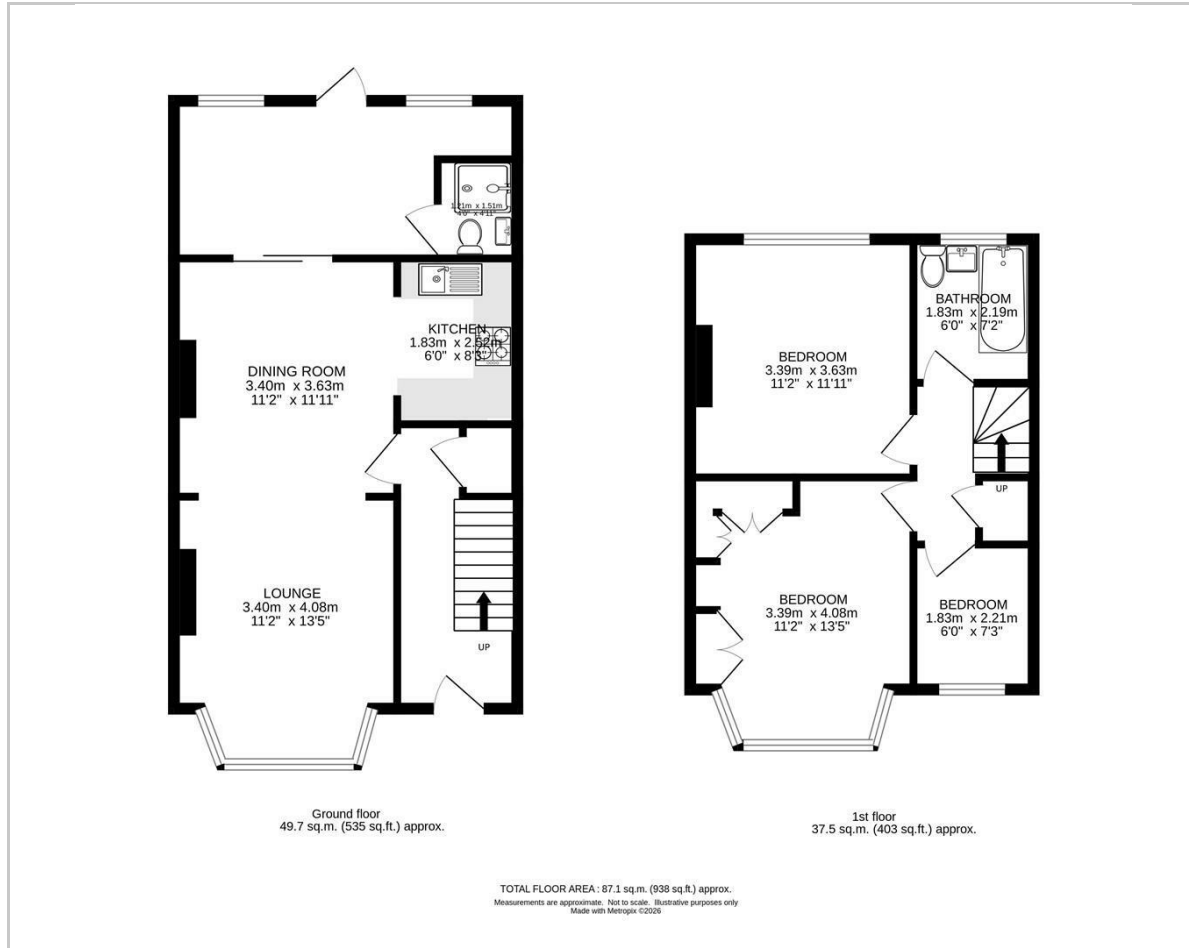
Front

Driveway providing off street parking.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

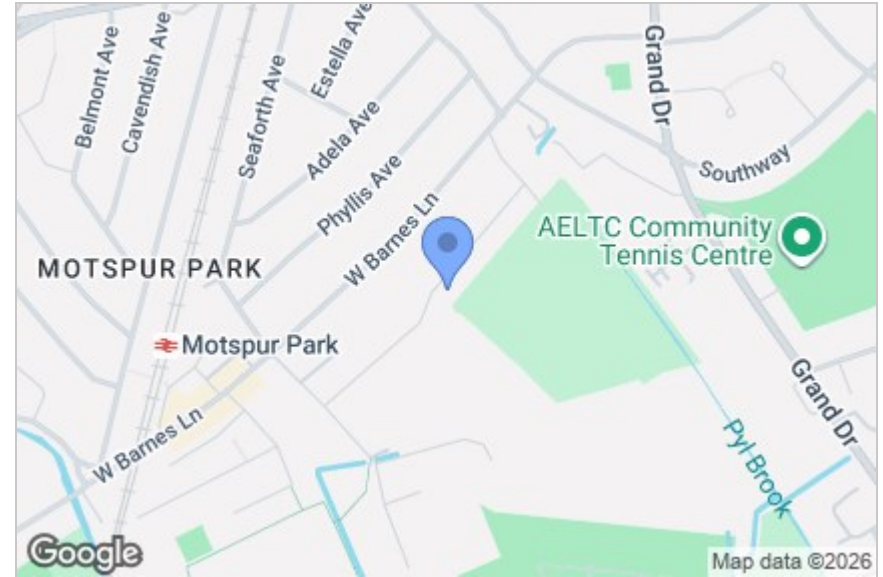


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

