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**Clarence Avenue, New Malden, KT3 3TY**



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## **Clarence Avenue, New Malden**

This 1930's Berg Style, 4 bedroom family residence is located In a popular residential road within Coombeside, close to New Malden's local amenities and several school catchments.



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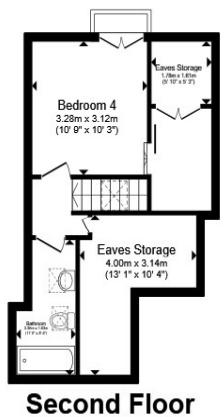
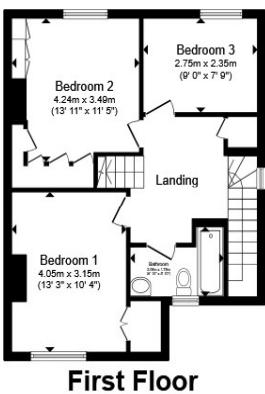
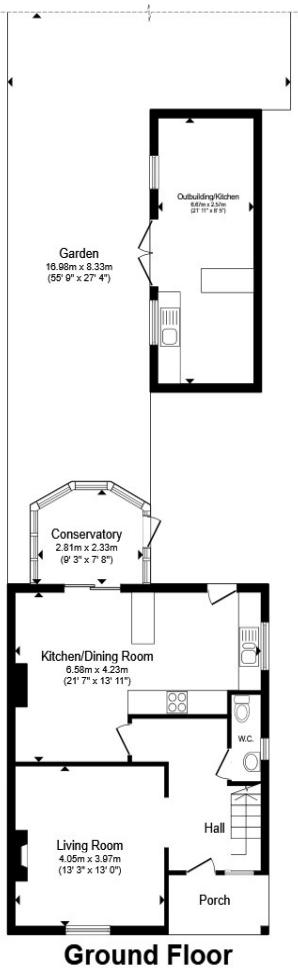
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This 1930's Berg Style, 4 bedroom family residence is located in a popular residential road within Coombeside, close to New Malden's local amenities and several school catchments.

This property offers off street parking, separate reception room, downstairs WC open plan modern kitchen diner, conservatory to the rear overlooking a private secluded rear garden with paved seating area and self contained outbuilding.

To the first floor are three generously proportioned bedrooms of which the doubles are complete with built in storage. The landing area is also larger than average with a separate family bathroom finished to a modern standard. The loft has been converted into another bedroom with another bathroom and ample retained eave storage.

Additional benefits include gas fired central heating, double glazing, flexible living arrangements as well as scope for future extension (stpp)

**Total floor area 154.1 m<sup>2</sup> (1,659 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)

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## Clarence Avenue, New Malden

- 4 Bedrooms
- Self Contained Outbuilding
- Separate Reception Room
- Modern Fitted Kitchen & Dining Area
- Off Street Parking
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

**£925,000**



**view this property online** [barnardmarcus.co.uk/Property/NML107580](http://barnardmarcus.co.uk/Property/NML107580)

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Property Ref:  
NML107580 - 0003

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