



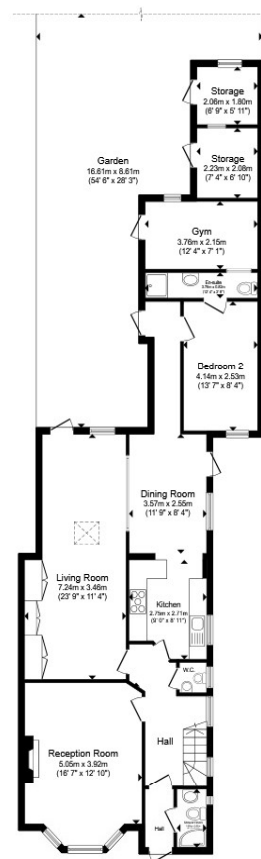
Clarence Avenue, New Malden, KT3 3TY

welcome to

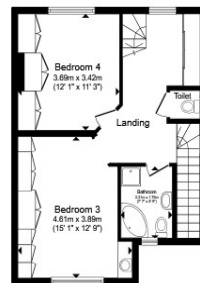
Clarence Avenue, New Malden

Having been fully extended, this property offers a wealth of flexible living space finished to a modern standard and located in the sought after Coombe side New Malden.

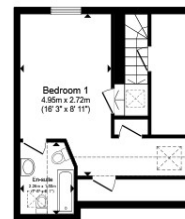




Ground Floor



First Floor



Second Floor



Having been fully extended, this semi-detached property offers a wealth of flexible living space finished to a modern standard and located in the sought after Coombe side New Malden.

This property benefits from secure off street parking, bespoke shutters, 2 separate reception rooms, 4/5 bedrooms, underfloor heating, modern fitted kitchen and secluded private rear garden complete with koi pond and outbuildings.

There is at least one bathroom to each floor, gas fired central heating, double glazing, ample built in storage and an ideal location for local amenities, school catchments and local transport links.

Total floor area 190.2 m² (2,047 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

welcome to

Clarence Avenue, New Malden

- Offering Over 2000sqft Of Internal Space
- Off Street Parking
- Flexible Living Arrangements
- Coombe side Locality
- Ample Built In Storage
- Four Bathrooms

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

£975,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML105076



Property Ref:
NML105076 - 0002

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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