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Phyllis Avenue, New Malden KT3 6LA

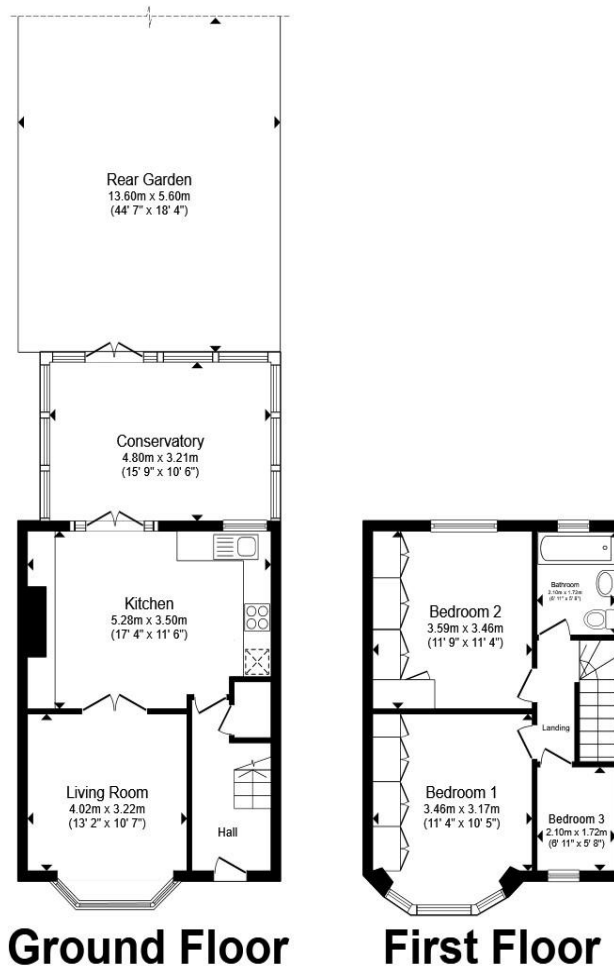


welcome to

Phyllis Avenue, New Malden

This property is a well established, three bedroom family home complete a generous private rear garden and is well presented throughout. It is ideally located for easy access to local and wider transport links.





The ground floor is complete with a bright and spacious reception room which flows through to a large kitchen dining space. The kitchen is modern and fully fitted. The space continues into a large conservatory that is overlooking the private and secluded rear garden complete with rear access for convenience.

Continue to the first floor are two double bedrooms complete with ample built in storage, a family bathroom and single bedroom. Additional benefits include gas fired central heating, double glazing, scope for future extension (stpp) and ideal location for access to local schools, local and wider transport links and A3 corridor.

Total floor area 91.8 m² (988 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

Phyllis Avenue, New Malden

- Mid-Terrace House
- Well Presented Throughout
- Modern Fitted Kitchen
- Large Conservatory
- 0.4 Miles from Motspur Park Train Station - Less than 30 Minutes Into Waterloo With 4 Trains Running Per Hour

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107720



Property Ref:
NML107720 - 0004

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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