

TO LET



Clarence Avenue, New Malden, KT3

£3,000.00 PCM



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Property Description

A beautifully presented and spacious three double bedroom semi-detached house, ideally located on Clarence Avenue in New Malden, KT3. The ground floor comprises two generous reception rooms, a modern separate kitchen and a convenient downstairs W/C. Upstairs, the property offers three well-proportioned double bedrooms and a brand-new three-piece family bathroom with a shower over the bath.

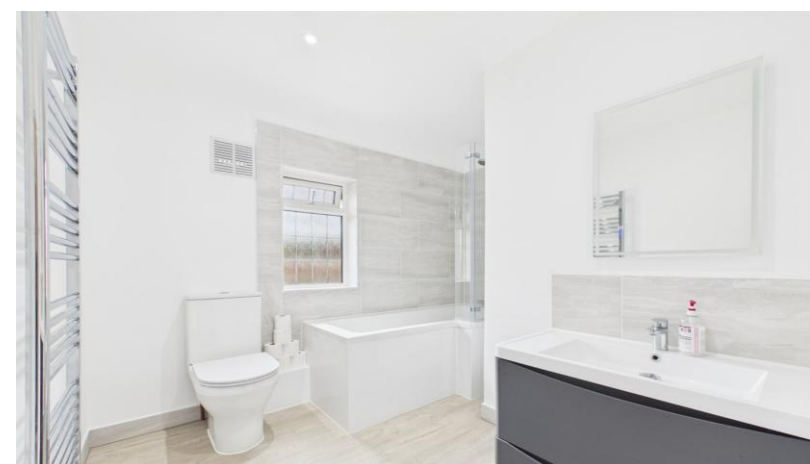
Further benefits include a good-sized private rear garden with convenient side access, a large garage and a private driveway providing off-street parking.

The property is ideally situated close to Kingston Hospital and within easy walking distance of both New Malden and Norbiton stations, providing excellent South Western Railway services. The area is also well served by a selection of highly regarded schools, including King-s Oak Primary School, Coombe Girls- School and Kingston Grammar School.

Perfect for a growing family, this spacious home offers excellent living accommodation, a generous garden and superb transport links, all within a sought-after New Malden location.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

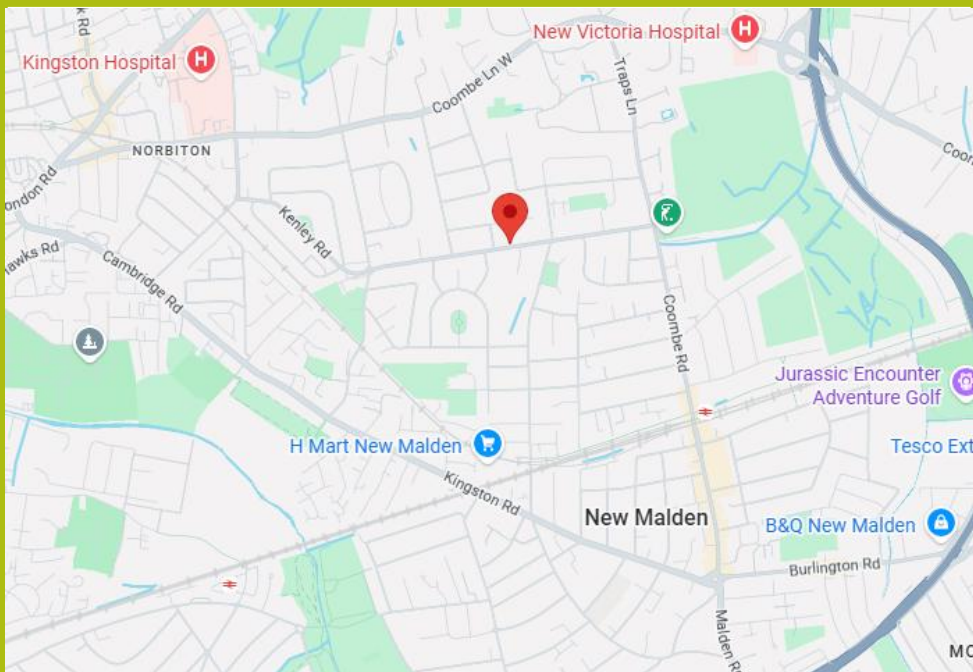
Date Available – 19/09/2026

Holding deposit amount – £ 3,461

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – E

Local Authority – Kingston upon Thames Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good coverage



Flood Risk

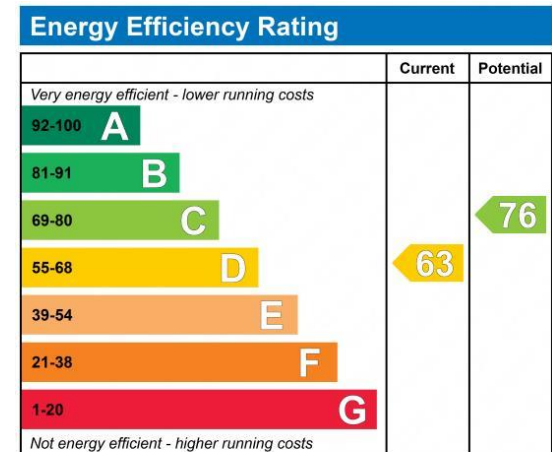
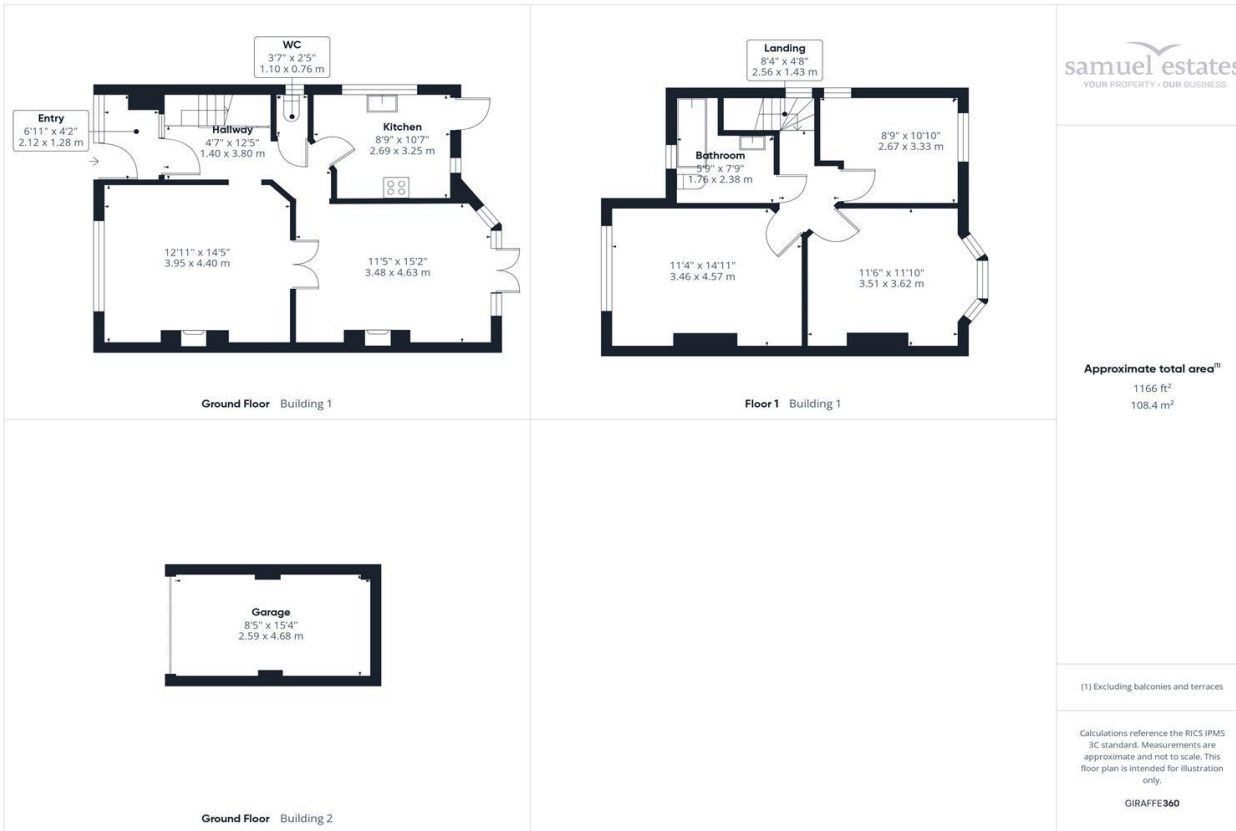
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

