



barnard marcus

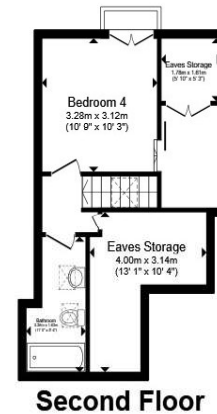
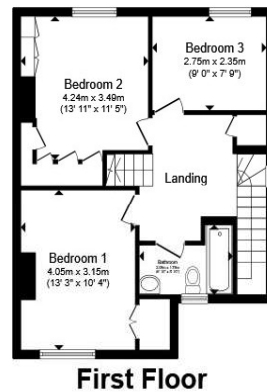
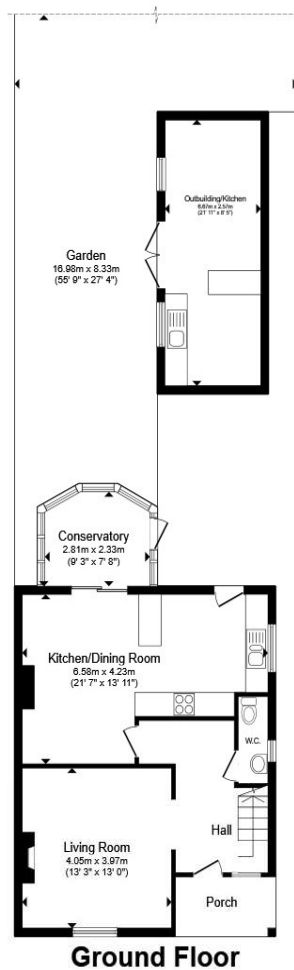
Clarence Avenue, New Malden, KT3 3TY

welcome to

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 & 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 m² (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

welcome to

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

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107580



Property Ref:
NML107580 - 0006

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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