



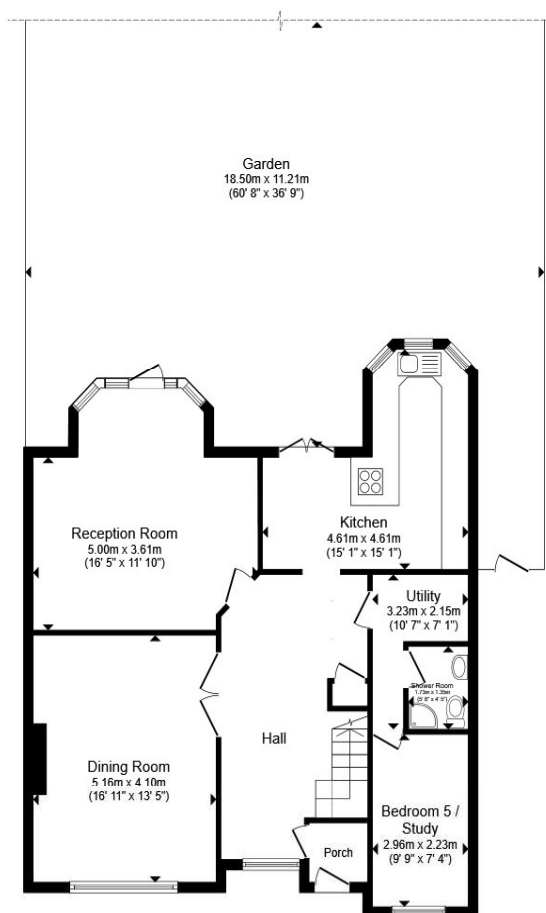
Cambridge Avenue, New Malden, KT3 4LE

welcome to

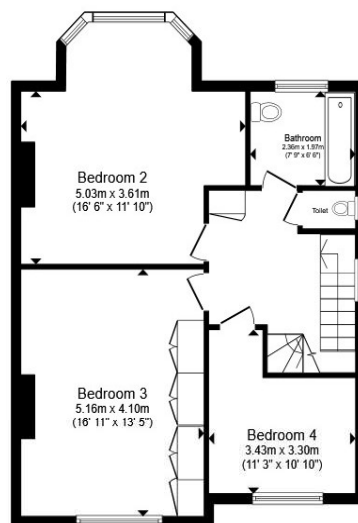
Cambridge Avenue, New Malden

Located within the highly sought-after Christ Church area of New Malden, this exceptional period, five bedroom family home enjoys stunning elevated views across the cricket pitch and towards Coombe Golf Course, offering a wonderful blend of character, space and modern family living.

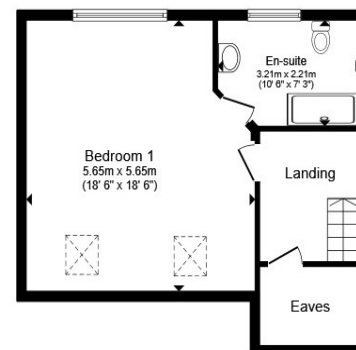




Ground Floor



First Floor



Second Floor



Total floor area 202.6 m² (2,181 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



Beautifully presented throughout, the property has been sympathetically modernised whilst retaining an abundance of original features, including elegant coving, high ceilings, and attractive bay windows, all of which enhance the charm and character of this impressive home.

The ground floor features generous reception spaces including a beautiful dining room, a separate reception room with a bay-window overlooking the rear garden and kitchen/breakfast room. A side extension provides valuable additional living accommodation, currently arranged as a spare bedroom with adjoining utility and shower room facilities.

The first floor comprises three well-proportioned bedrooms and a family bathroom, whilst the impressive loft conversion occupies the entire second floor, creating a superb principal bedroom suite complete with en-suite shower room and dressing area.

Externally, the property benefits from a substantial private and secluded rear garden.

Ideally positioned within easy reach of New Malden High Street, excellent transport links, and highly regarded local schools, this wonderful home presents a rare opportunity to acquire a period property in one of New Malden's most desirable residential locations.

welcome to

Cambridge Avenue, New Malden

- Five Bedroom Family Home
- Off Street Parking
- Beautifully Presented
- Grand Entrance
- Potential To Extend Further
- Ideal Location
- 0.4 Miles to New Malden Train Station & High Street

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

£1,650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107930



Property Ref:
NML107930 - 0009

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.



barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3
4EZ



barnardmarcus.co.uk