



Claremont Avenue, New Malden, KT3 6QR

welcome to

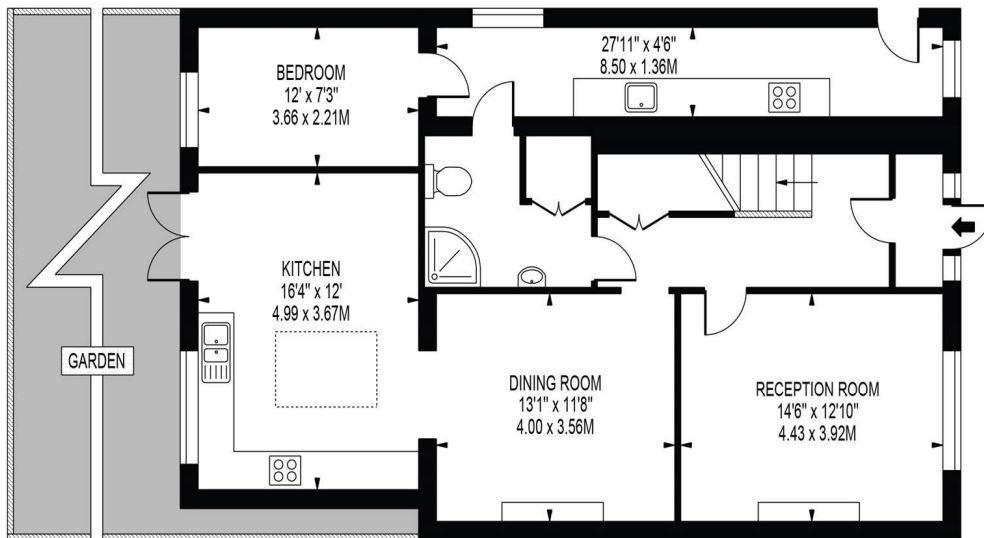
Claremont Avenue, New Malden

This impressive four bedroom, semi-detached family home situated in a highly convenient position on Claremont Avenue within ideal proximity to local amenities and national rail, provides highly flexible living accommodation arranged over two floors having been extended to both rear and side.

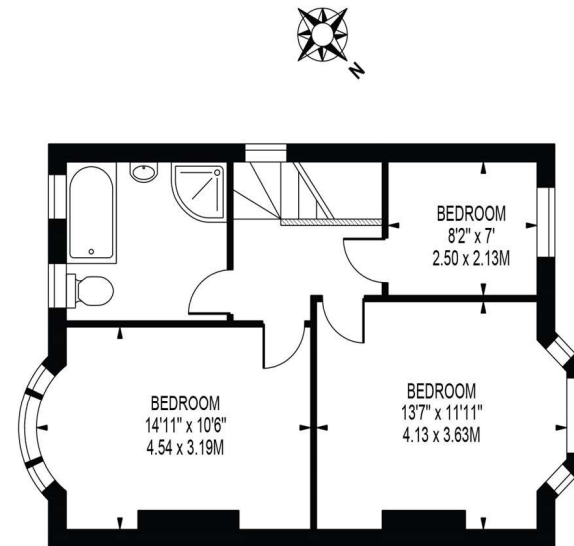


CLAREMONT AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1539 SQ FT - 142.98 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This property boasts generous room dimensions and the opportunity of using the side return extension as a passive investment or self-contained annex alike.

Further benefits include a bright & spacious kitchen extension to the rear with a large secluded private south-facing rear garden, off-street parking and side access. Benefiting from a large block paved driveway, double glazing and gas fired central heating.

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Claremont Avenue, New Malden

- Four Bedroom Property
- Self-Contained Annex
- South Facing Rear Garden
- Block Paved Driveway
- Excellent Proximity to Motspur Park Station

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

guide price

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107696



Property Ref:
NML107696 - 0010

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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