

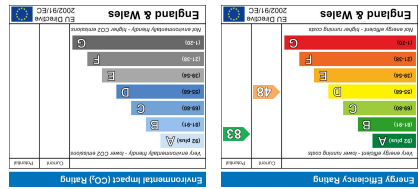


Clarence Avenue  
New Malden KT3 3EB

Approximate Gross Internal Area 2079 sq ft - 194 sq m (Including Outbuilding)  
Approximate Gross Internal Area 1844 sq ft - 172 sq m (Excluding Outbuilding)  
Ground Floor Area 730 sq ft - 68 sq m  
First Floor Area 652 sq ft - 61 sq m  
Second Floor Area 462 sq ft - 43 sq m  
Outbuilding Area 235 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

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**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



## Guide Price £865,000

- Five Bedroom Family Home
- Potential To Extend (STNC)
- Well Presented Internally
- Off Street Parking
- Utility Room
- 57ft South Facing Rear Garden
- Close to Transport Links
- Outbuilding
- EPC Rating- E
- Council Tax Band- G

Tenure: Freehold  
Local Authority: Kingston Upon Thames

For all other Material Information relating to this property, please contact our offices.

### Description

A wonderful five bedroom period family home with accommodation in excess of 2000sqft arranged over three floors. The ground floor comprises of front porch, entrance hall, open plan living/dining room with wood burning stove and patio doors leading out onto a delightful 57ft south facing rear garden, modern kitchen /breakfast room with utility. To the first floor there are two generous double bedrooms both with fitted wardrobes and two additional bedrooms and family bathroom. There is also an impressive 19ft x18ft master bedroom with en-suite shower room. Externally there is off street parking to the front and an insulated outbuilding with power at the end of the garden. Viewings are highly recommended to appreciate what this fine home as to offer!



### Situation

The property is ideally located in this sought after Coombeside position between Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Both New Malden and Norbiton Stations giving direct access into Waterloo are within a miles distance and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include, Coombe Hill, Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools.

