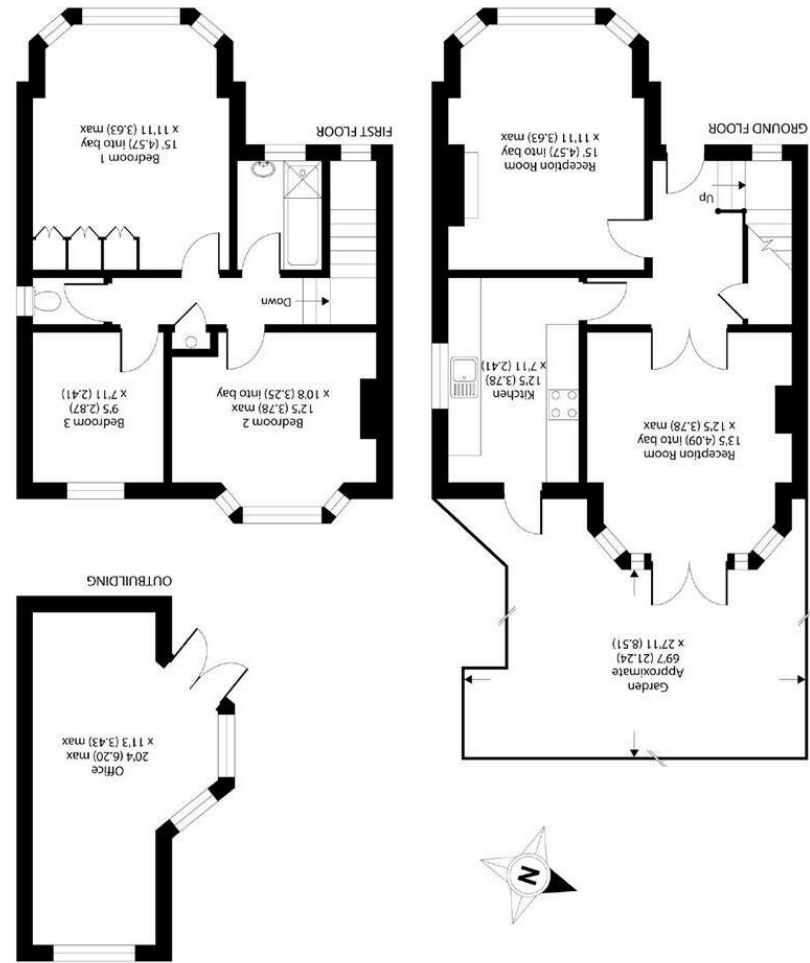


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C



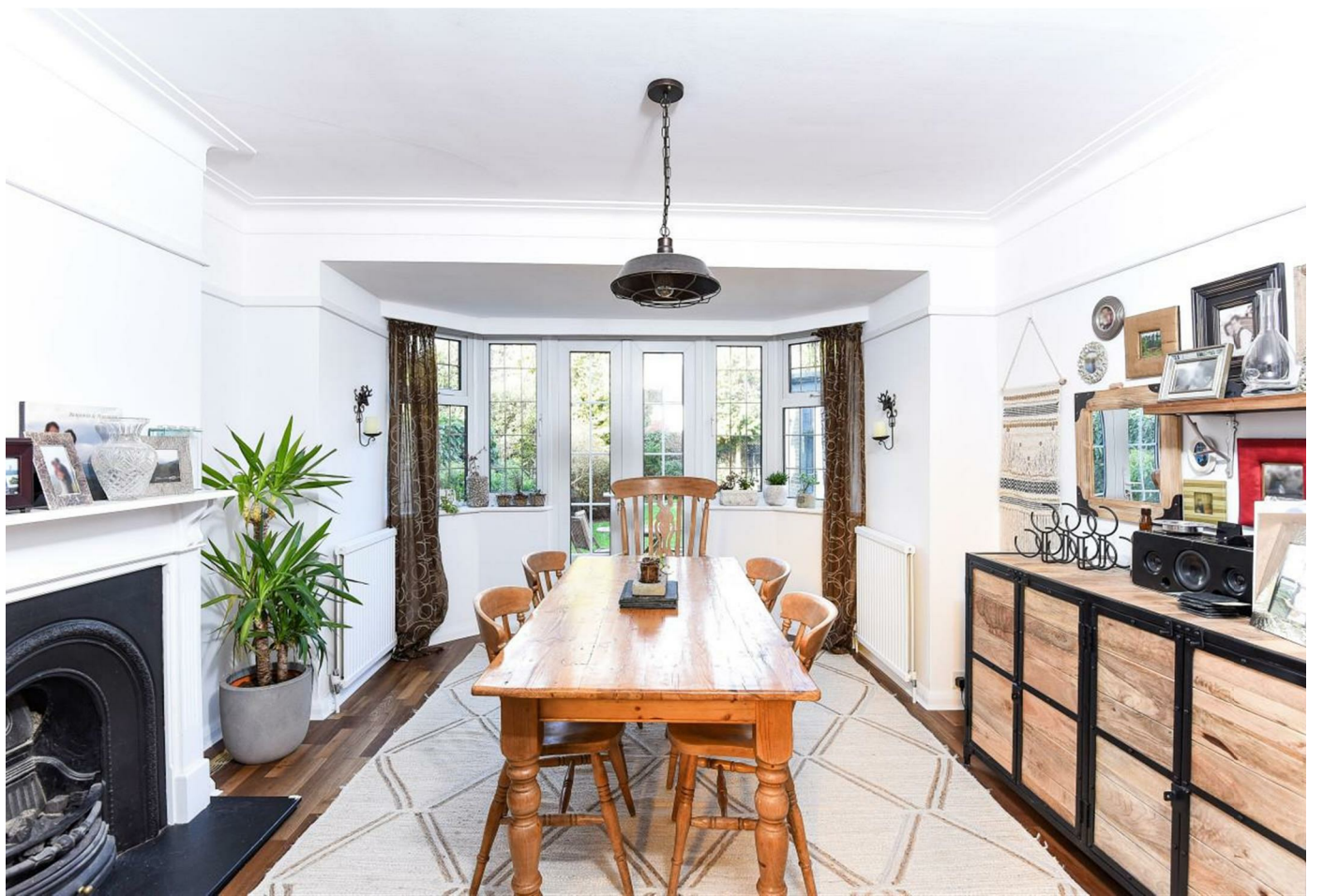
APPROX. GROSS INTERNAL FLOOR AREA 1059 SQ FT 98.3 SQ METRES (EXCLUDES OUTBUILDING)

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT12 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





Clarence Avenue
 New Malden KT3 3TY



Clarence Avenue

New Malden KT3 3TY

Asking Price £800,000

Gibson Lane present to the market a bright and spacious three bedroom halls adjoining 'Berg' built 1930's semi-detached house with a well tended rear garden featuring a high specification modern outbuilding/home office.

Description

An attractive bright and spacious three bedroom halls adjoining 'Berg' built 1930's semi-detached house with a well tended rear garden featuring a high specification modern outbuilding/home office. The property is well presented internally with accommodation to include : two reception rooms, modern fitted kitchen, three good sized bedrooms and bathroom with separate W.C. Externally the property also benefits from off street parking. NB Photos taken prior to tenancy in 2018

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.

Tenure: Freehold

Local Authority: Kingston Upon Thames

