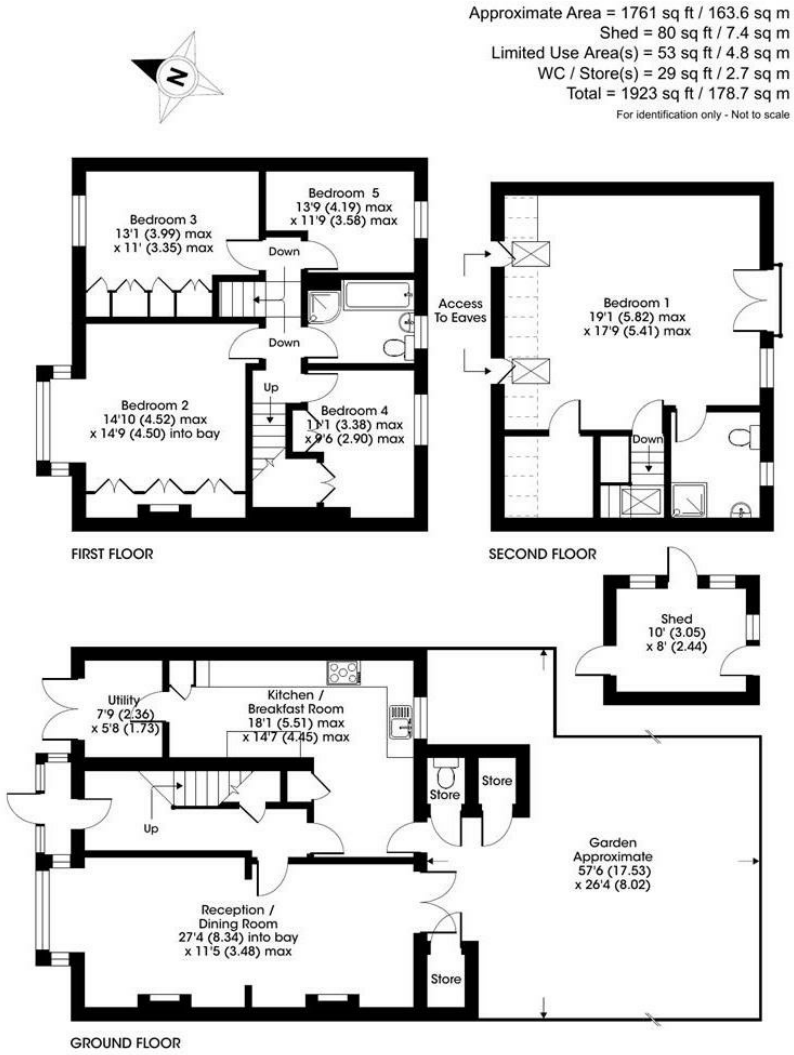
Clarence Avenue

New Malden KT3 3EB

Approximate Area = 1761 sq ft / 163.6 sq m
Shed = 80 sq ft / 7.4 sq m
Limited Use Area(s) = 53 sq ft / 4.8 sq m
WC / Store(s) = 29 sq ft / 2.7 sq m
Total = 1923 sq ft / 178.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 952559

gibson lane

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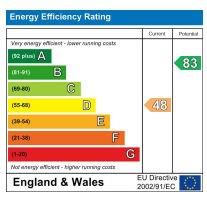

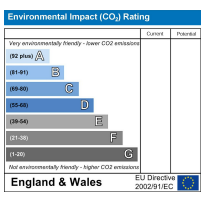

Important Information

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.

The Property Ombudsman
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Guide Price £825,000

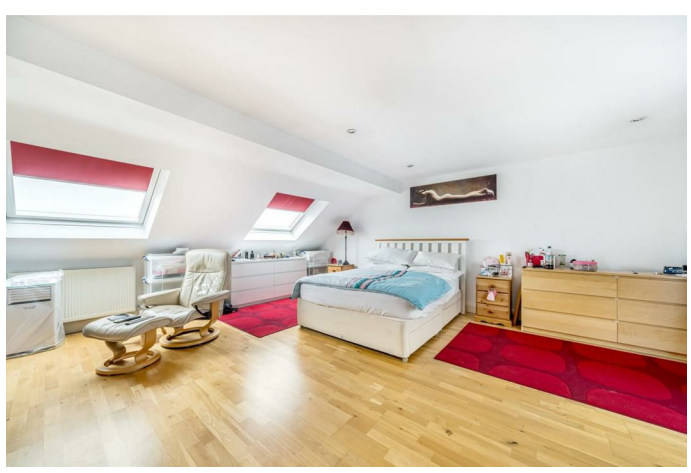
- Five Bedroom Family Home
- Potential To Extend (STNC)
- Well Presented Internally
- Off Street Parking
- Utility Room
- 57ft South Facing Rear Garden
- Close to Transport Links
- EPC Rating- E
- Council Tax Band- E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A wonderful five bedroom period family home with accommodation in excess of 1700sqft 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. 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.