

# Clarence Avenue, New Malden, KT3

£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this well proportioned and extended four bedroom semi detached family home, positioned in a desirable residential location on the Coombe side of New Malden. Internal accommodation comprises; an entrance porch and spacious hallway leading to a front aspect sitting room, rear aspect dining room, and centrally located family room and separate fitted kitchen. There is also a ground floor shower/wet room/W.C located on the ground floor. To the first floor are three generous bedrooms, along with a family bathroom and separate W.C. Situated on the second floor is a loft converted bedroom area. Externally the property benefits from a well maintained and mature private rear garden laid mostly to lawn, whilst to the front is off street parking and access to the garage. The property is being offered with no ongoing chain. Please view our virtual tour.

**Semi-Detached Family Home**

**Desirable Residential Location**

**Rear and Loft Extended**

**Four Bedrooms**

**Ground Floor Shower Room/W.C**

**First Floor Bathroom/W.C**

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## Clarence Avenue, KT3

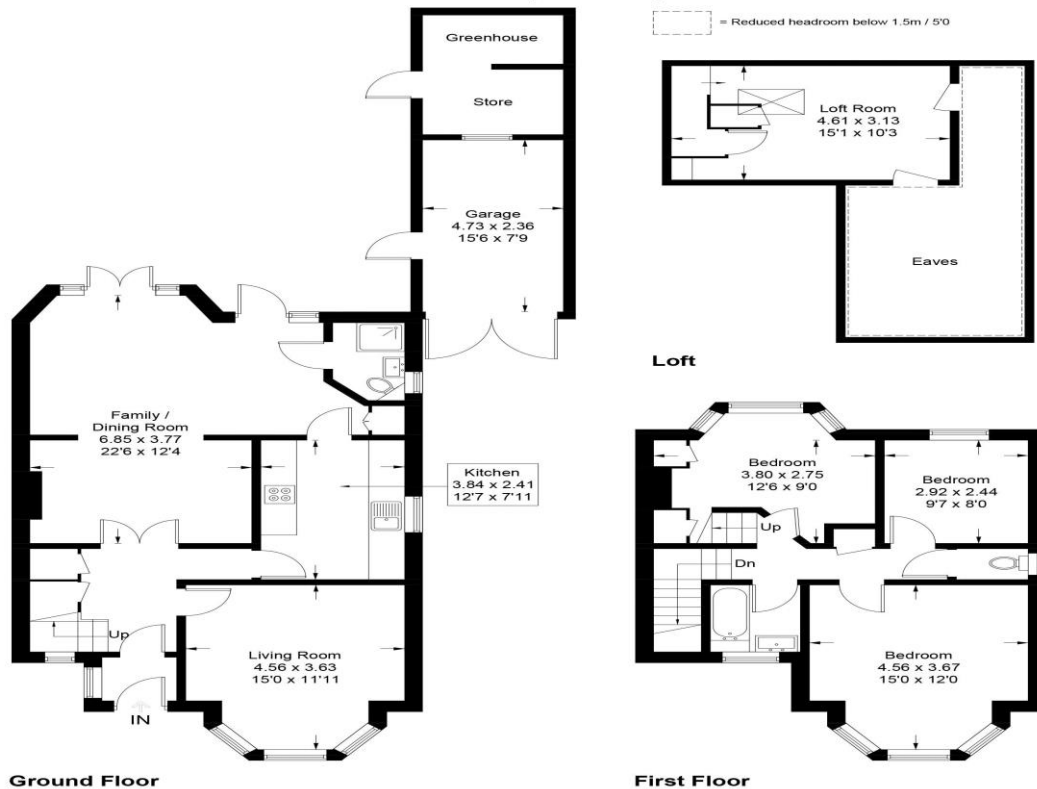
Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

(Excluding Eaves Storage)

Eaves = 16.2 sq m / 174 sq ft

Outbuildings = 15.4 sq m / 166 sq ft

Total = 161.7 sq m / 1740 sq ft

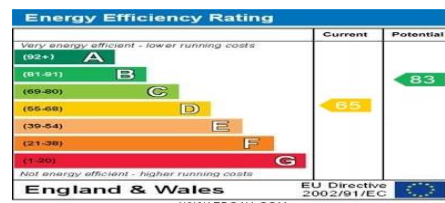


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID???????)

Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.