

## Cotsford Avenue New Malden KT3



- **Six Bedrooms**
- **A Very Grand and Spacious Double Reception Room**
- **Study**
- **Desirable Location**
- **NO ONWARD CHAIN**
- **Off Street Parking for Multiple Cars, Plus Garage**
- **In need of some modernisation**

**Price £1,175,000**

A deceptively large, detached, Chalet style Bungalow with accommodation over two floors. The property will benefit from some further modernisation; however, it is liveable and provides a blank canvas to personalise. There is a generous hallway with wooden flooring, a very grand, double reception room suitable for families, which could be used as a formal living/dining area; this room also has a feature fireplace and patio doors leading out to a large, decked area, the whole width of the property and a further lawn. There is a study, utility cupboard, plus four double bedrooms and two shower rooms on the ground floor. One of the bedrooms has patio doors leading out to the South facing garden. The kitchen is large and light with adaptable living/dining space; with access to the decking area. On the first floor there are two bright and spacious bedrooms with eaves storage, plus a family bathroom. This property is sitting on a large plot of land with abundant parking at the front and an integral garage; providing endless opportunities for buyers who are looking for flexible accommodation. The property must be seen to be appreciated. This location is desirable as it is situated on a quiet road within walking distance of the Green Lane Recreation Ground, the Hogsmill River and good local transport links. In addition, it is within the catchment area for reputable schools. Extension potential (STPP). NO ONWARD CHAIN. Council Tax Band G. EPC Rating C.

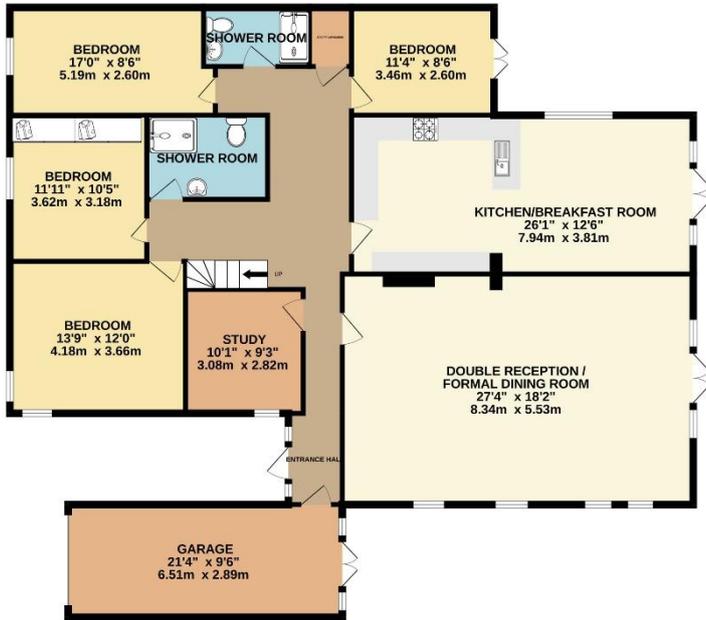








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2650sq.ft. (246.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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