



## Claremont Avenue New Malden KT3



- **One Double Bedroom Flat**
- **Spacious Living/Dining Room**
- **Separate Kitchen**
- **Private Garden with Direct Access**
- **Off Street Parking Space**

**Price £400,000**

A neutrally decorated bright and spacious one double bedroom ground floor garden flat with an enclosed porch leading to the front door of the flat. The property comprises a hallway with cupboard area for the washing machine and tumble drier, a large living/dining room with feature wall, fireplace and patio doors giving direct access to a private garden of around 60 feet, mainly laid to lawn. There is a separate, modern fitted kitchen with under-floor heating, which has views over the garden, a double bedroom with bay window, original fireplace and built-in wardrobes. The bathroom has a four-piece set including a bidet and benefits from plenty of natural light. In addition, the flat has good storage. Outside there is an allocated parking space and there is side access. EPC rating C

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GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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