

Tadworth Avenue New Malden KT3



- **End of Terrace House**
- **Three Bedrooms**
- **Garage**
- **Off Street Parking**
- **Popular "Homezone" Location**
- **Close to the High Street and Excellent Schools**

Price £715,000

As our lifestyles change and families grow, so could this house. Presently laid out with a double reception room and galley style, modern fitted kitchen, garage, three bedrooms and a family bathroom; the property could be extended (STPP), to give a double storey extension to the side where the garage is situated, making the house double fronted. The West facing garden provides an enviable outdoor space for family or friends to gather to watch the sun going down on a warm summer evening. In addition, there is plenty of off street parking where an Electric Charging point could be installed if necessary. Located in the area known as the "Home Zone" which is designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of cars is reduced. Ideally situated for the daily conveniences of the High Street, Station or the well respected Burlington Road Schools; grab a coffee at one of the many cafes or take a walk or cycle to Wimbledon Common or Richmond Park, this makes the property highly appealing to families. Council Tax Band E. EPC rating D

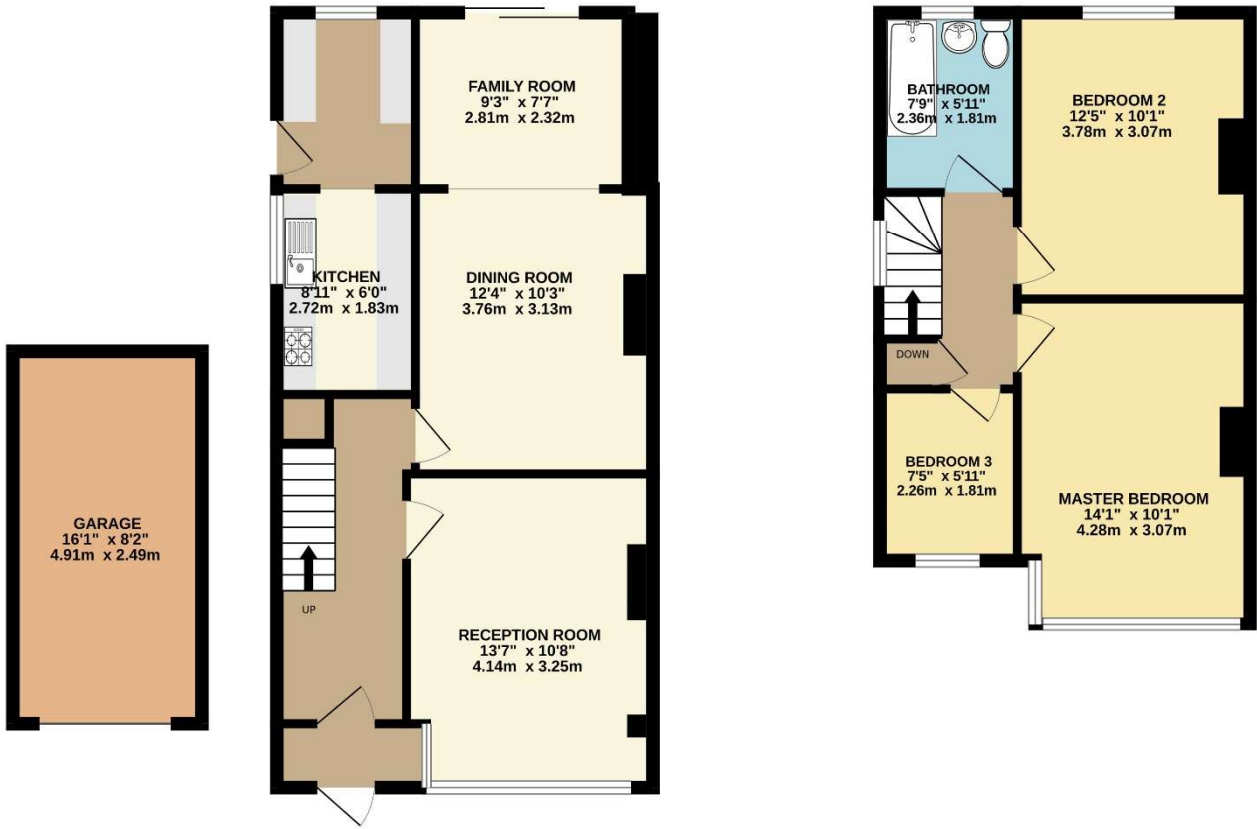






GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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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