

Cobham Avenue New Malden KT3



- **Four Bedrooms Two Bathrooms**
- **Two/Three Reception Rooms**
- **Off Street Parking**
- **Private Garden**
- **Easy Access to Good Transport Links**

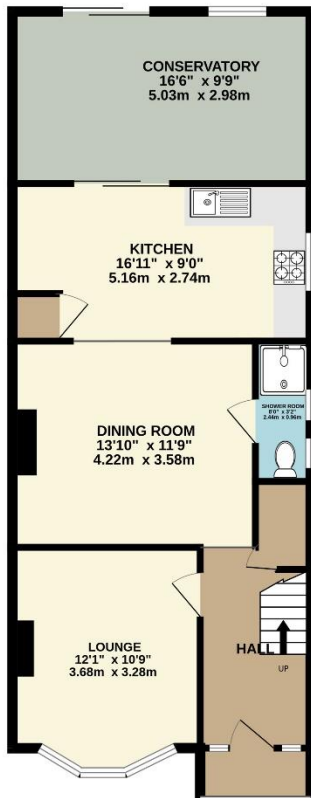
Price £550,000

A four bedroom end of terrace house which has been extended on the ground floor and into the loft. On the ground floor there is a bright front reception room with a large bay window, leading to a spacious dining room, with WC and shower room. The property also benefits from a good sized kitchen which leads to a conservatory beyond with sliding doors onto the mature garden. On the first floor there are two double bedrooms and a single bedroom. On the second floor there is an additional double bedroom. The property is in need of modernisation but has fantastic potential to be a superb family home. The property also benefits from off street parking and is located within easy access to the A3, Motspur Park station as well as good local schools. No onward chain. EPC rating E.

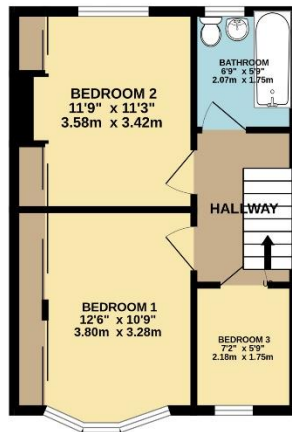




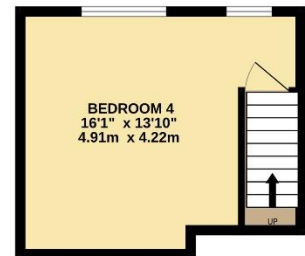
GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 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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