

Cambridge Avenue New Malden KT3



- **Three Bedroom Period Semi Detached House**
- **Prime Location in the Christ Church Area**
- **South Facing Garden**
- **Double Garage**
- **Off Street Parking for Several Cars**
- **Potential to Extend**

Price £1,100,000

This is a hidden gem. A unique and delightful three bedroom semi-detached house located in the ever popular Christ Church area of New Malden. Set on a large plot with gardens on three sides, this period property exudes masses of charm and offers the opportunity for someone to put their own stamp on it. The ground floor comprises a dual aspect reception room, a kitchen/dining room with breakfast bar and access to the garden at the rear of the property; in addition there is a downstairs bathroom. On the first floor there are two double bedrooms, both with built in wardrobes, a single bedroom and a shower room. The property is set well back from the road so is hidden from view and there is a double garage with a further storage shed behind; there is also parking for three or four cars. No onward chain. EPC rating E. Council Tax Band E.



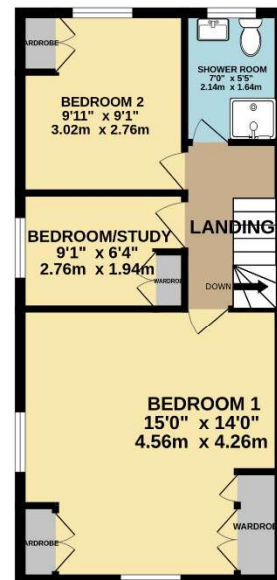
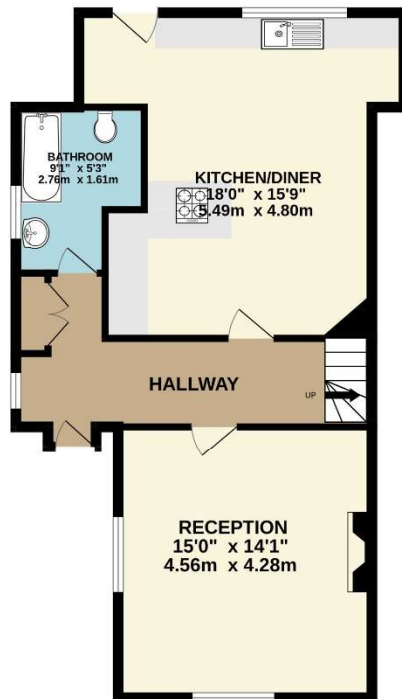
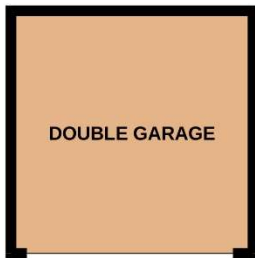






GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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