

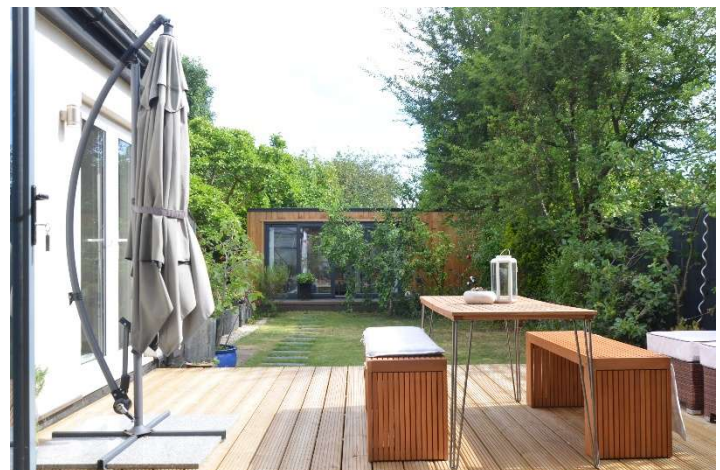
Clarence Avenue New Malden KT3



- **Well Presented Three Double Bedroom Semi-Detached House**
- **Open Plan Kitchen/Dining/Living Room**
- **Third Reception/Guest Bedroom**
- **Separate Garden Home Office**
- **Mature South Facing Garden**

Price £1,000,000

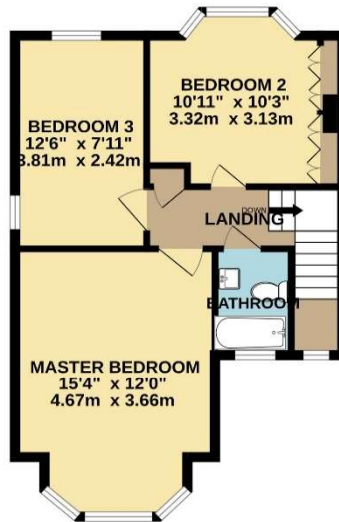
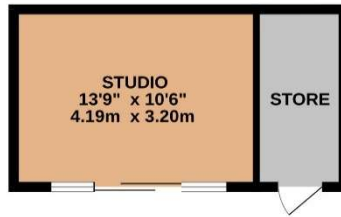
This popular Berg house is set in the prestigious Coombeside location. The property comprises a spacious entrance hall with original panelling, a front reception with bay window and wood burning stove, a superb kitchen/dining/living room with modern fully fitted German kitchen, quartz worktops, leading through to a third reception which could double up as a guest bedroom; furthermore, there is a good sized utility room and downstairs bathroom. Bifold doors open onto a sunny south facing garden, with decking area, lawn, raised vegetable beds and a large home office and store space, ideal for working from home. On the first floor is a bay windowed master bedroom, a second double bedroom with built in cupboards, a smaller double room and family bathroom; in addition, there is off street parking and solar panels. Located within easy walking distance of several excellent schools and with easy access to fantastic transport links both by public transport or by car. EPC rating C.





GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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