

## Kings Avenue New Malden KT3



- **Three Bedroom Period House**
- **Potential to Extend (STPP)**
- **Good Sized Garden**
- **Off Street Parking**
- **Prime "Malden Hill" location**
- **Close to the High Street**

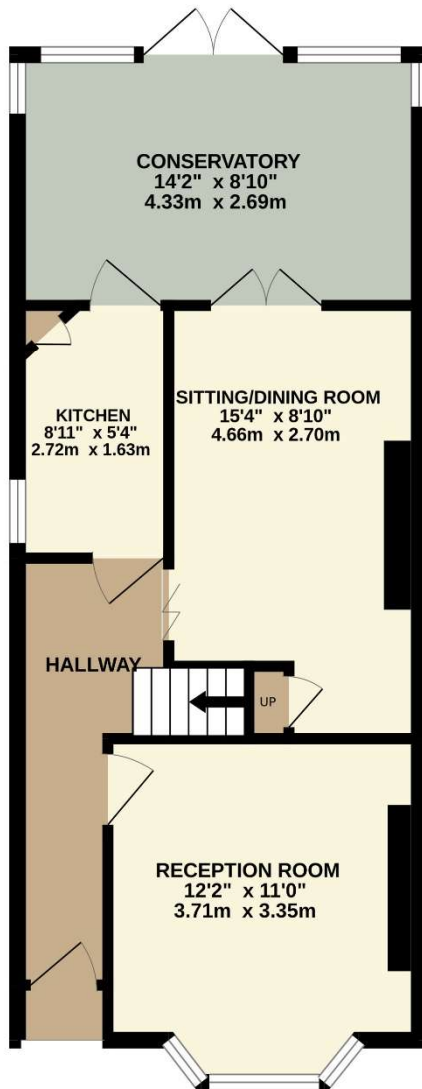
**Price £735,000**

Having been in the same family for the last 60 years this property offers the opportunity for someone to put their own stamp on it. Comprising two separate reception rooms, a galley-style kitchen and basic conservatory on the ground floor, a large double and two single bedrooms together with a bathroom, on the first floor. There is a good sized garden and off street parking. There is enormous potential to extend on the ground floor and into the loft (STPP). Situated in this prime "Malden Hill" location within a few minutes walk of New Malden High Street, Beverley Park and the catchment to Burlington Infant School with an Outstanding Ofsted rating. No Onward Chain. Council Tax band D. EPC TBC

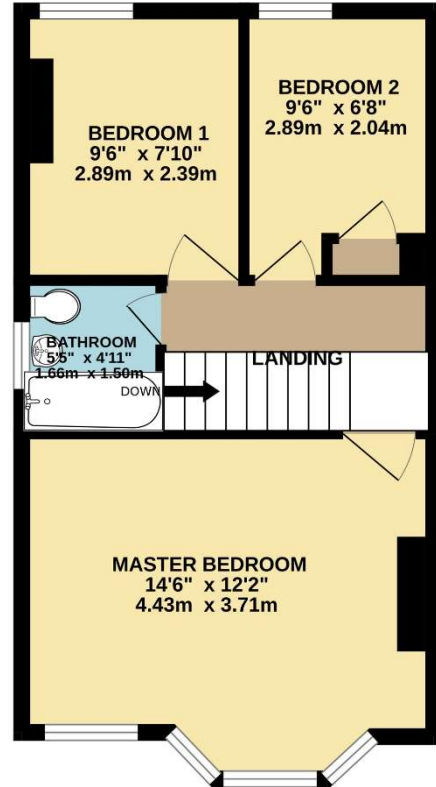




GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.  
Made with Metropix ©2025