



KAYBRIDGE
RESIDENTIAL



Cavendish Avenue, New Malden, Surrey, KT3 6QH
Offers in excess of £600,000

Cavendish Avenue, New Malden, Surrey, KT3 6QH

- Four Bedrooms
- Semi-Detached With Side Access
- Family Bathroom and En-Suite Shower Room
- Two Reception Rooms
- Close Proximity to Motspur Park station and High Street
- Sought After Location
- Great Transport Links to London
- Close to Outstanding Local Schools

A four bedroom, two bathroom semi-detached family home which is well located on a tree-lined, residential avenue in the popular Motspur Park and within walking distance of Motspur Park station, with its regular service to Waterloo via Wimbledon.

There is a bright and spacious double reception room on the ground floor providing an excellent entertaining space for the whole family. The kitchen has a range of base and eye-level units and direct access to the rear garden.

The first floor provides two good size bedrooms and single with access to a family bathroom. There are stairs leading to a fourth bedroom on the second floor which has an en-suite shower room.





Cavendish Avenue is well located for access to local shops and transport links. There are a number of well regarded schools in the area and buses and train links to New Malden, Kingston and Wimbledon. Anecdotally this pair of semi-detached houses are said to have been built for two sisters in around 1915 and certainly have a unique style to them.

Important note to Purchasers

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

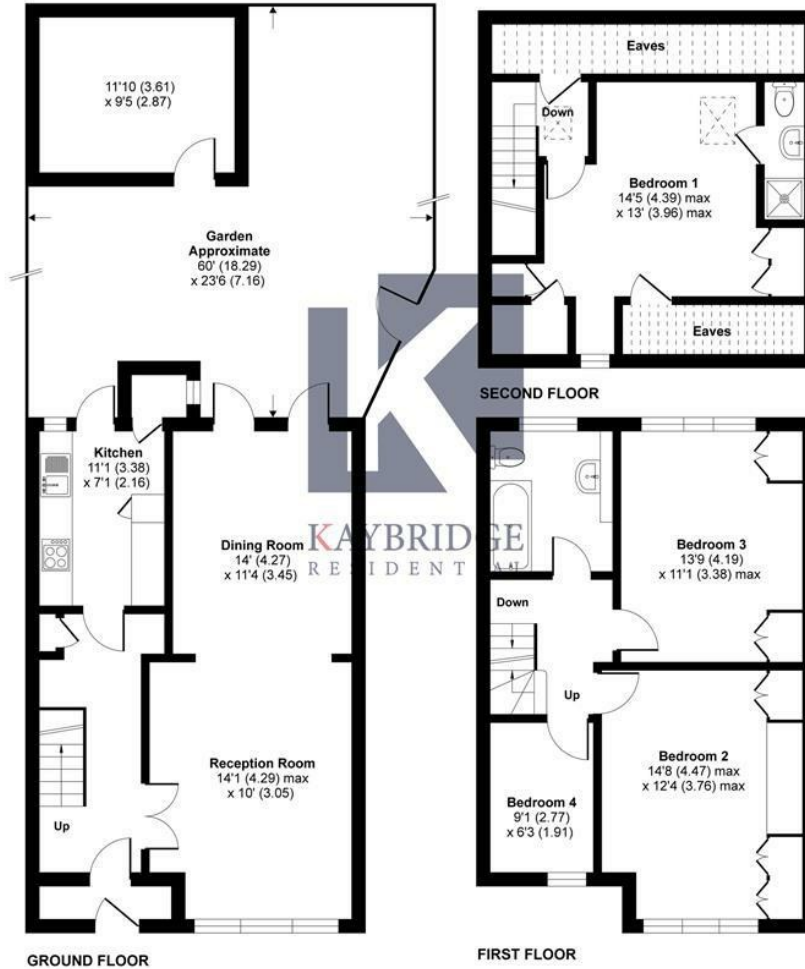


Cavendish Avenue, New Malden, KT3

Approximate Area = 1360 sq ft / 126 sq m
 Limited Use Area(s) = 124 sq ft / 12 sq m
 Outbuilding = 111 sq ft / 10 sq m
 Total = 1595 sq ft / 148 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 705638

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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