



KAYBRIDGE
RESIDENTIAL



Claremont Avenue, New Malden, Surrey, KT3 6QR
Asking price £780,000

Claremont Avenue, New Malden, Surrey, KT3 6QR

- One Bedroom Separate Annex
 - Substantial Family Home
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
 - Sought After Location
 - Walking to Motspur Park Station
 - Great Transport Links to London
 - Excellent Schools Position
 - Good Size Family Garden

An excellent opportunity to acquire this individual character semi detached family home. Located within a few minutes walk from the wealth of shops, restaurants, bars and Motspur Park train station.

This property has been modernized and refurbished throughout to a high standard and offers a spacious living spaces downstairs with an Impressive Entrance Hall, Spacious front reception room with bay window. To the rear is, kitchen /diner with double Doors which allows plenty of natural light to flood the kitchen and it backs onto a large private rear garden.

Furthermore the Annex, a separate dwelling located on the side ,with direct access from the side of the house which is versatile in use. The current arrangement offers a one bedroom/studio, kitchen,





very spacious bedroom with door leading into the garden.

Upstairs are three bedrooms with a walk in shower which is spacious.

This is such an attractive proposition for the growing family or someone looking for an impressive one bedroom Annex.

Please note the a annex is currently tenanted with regular income of £1000 PCM .

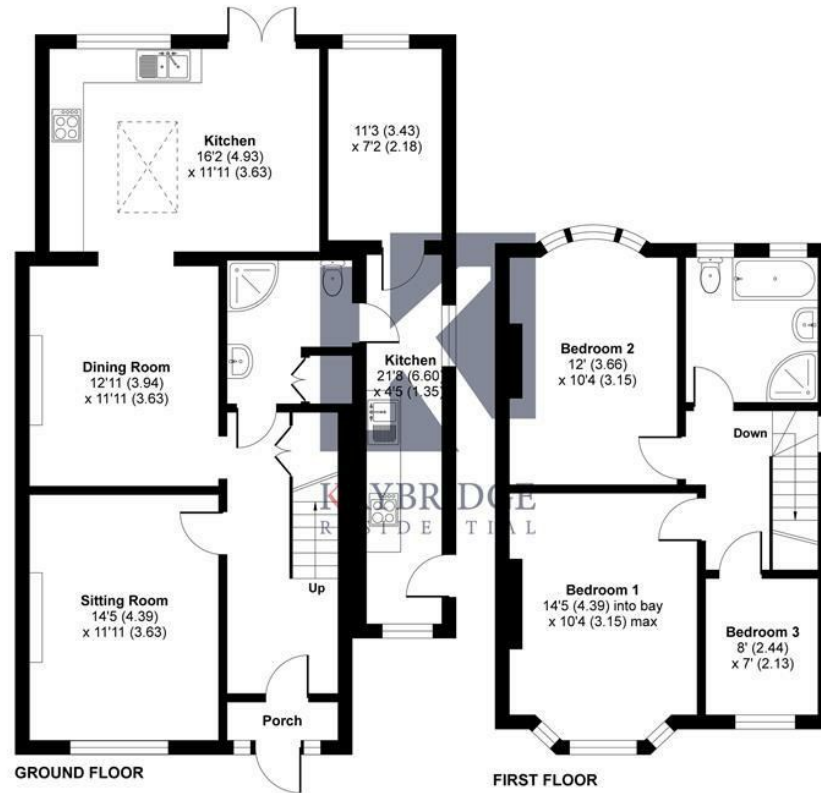
This one off fine home warrants early viewing - sole agents



Claremont Avenue, New Malden, KT3

Approximate Area = 1423 sq ft / 132 sq m

For identification only - Not to scale



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: 720147

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |
| 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 <small>EU Directive 2002/91/EC</small> | | |



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