

## Consfield Avenue, New Malden. KT3.



A spacious semi-detached 4 bedroom, 2 bathroom family house offering versatile living space and off street parking, located close to local shops and Motspur Park BR Station with 20 minute direct line services into London (Waterloo).

The property offers a spacious ground floor including an entrance porch, entrance hall with wood laminate flooring, 2 reception rooms (both in excess of 5.3 M), eat in kitchen with a range of appliances and ground floor shower room. On the 1<sup>st</sup> floor there are 2 double bedrooms with built in wardrobes plus a single bedroom and family bathroom. The 2<sup>nd</sup> floor provides a large 4<sup>th</sup> bedroom with built in wardrobes and eaves storage. Other benefits include wood laminate flooring in most rooms, double glazing and gas central heating.

The fully enclosed rear garden has a patio area leading to lawn, a garden shed and access via a side gate to the front of the property. Off street parking for 2 vehicles.

Offered unfurnished and available from 27<sup>th</sup> April 2026.

**£3000.00 per calendar month**

**Viewing by appointment Tel: 020 8942 9575**



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## ACCOMMODATION INCLUDES

**Entrance Porch:** Fully enclosed with UPVC double glazed door and windows.

**Entrance Hall:** Wood laminate flooring, understairs storage cupboard leading to:

**Lounge:** 24'6 (7.47 M) into bay x 11'4 (3.44 M)  
Through reception room with window to the front, wood laminate flooring and patio doors overlooking the rear garden.

**2<sup>nd</sup> Reception Room:** 17'8 (5.38 M) x 7'1 (2.17 M)  
Window to the front and wood laminate flooring (could be used as a bedroom if preferred).

**Ground Floor Shower Room:** 'Velux' style window. Fitted with a white suite including fully enclosed shower cubicle, low level W.C. pedestal wash hand basin and chrome ladder heated towel rail.

**Fitted Kitchen Dimensions:** 18'3 (5.57 M) max x 15' (4.57 M)  
Windows and door to rear garden. Fitted with a range of high and base level units with work surfaces, stainless steel sink unit with chrome mixer tap, appliances include integrated oven with gas hob and extractor over, washing machine, dishwasher, under counter fridge and freezer plus a further upright fridge/freezer.

### Stairs to First Floor Landing

**Bedroom 2 Dimensions:** 12'5 (3.79 M) x 11'1 (3.37 M)  
Window to the front, laminate wood flooring, a range of fitted wardrobes and dressing table with drawers.

**Bedroom 3 Dimensions:** 11'10 (3.60 M) x 11'1 (3.37 M)  
Window to the rear, laminate wood flooring, a range of fitted wardrobes and dressing table with drawers.

**Bedroom 4 Dimensions:** 7'2 (2.19 M) x 6' (1.84 M)  
Window to the front, wood laminate flooring.

**Family Bathroom:** Window with modesty glass to the rear, fitted with a white suite including panel enclosed bath with shower attachment, low level W.C. pedestal wash hand basin and chrome ladder heated towel rail.

### Stairs to Second Floor Landing

**Bedroom 1 Dimensions:** 15'4 (4.67 M) x 15'8 (4.78 M) Max  
Window to the rear, laminate wood flooring, a range of fitted wardrobes and further storage unit plus eaves. Eaves storage.

## OUTSIDE

**Front:** Mainly block paved with parking for 2 vehicles.

**Rear Garden:** Large patio leading to lawn. Garden shed. Gated access at the side to the front.



**Let Bond:** £3461.00

**Deposit to Reserve the Property:** £692.00 (1 Weeks rent)

**Council Tax:** C (Royal Borough of Kingston upon Thames)

**EPC Rating:** D

White and Hayward are safeagent and Property Ombudsman registered.

**Fees During the term of the tenancy if applicable:**

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants request £300.00. Replacing lost keys or security devices by tenants (To be advised depending on number and cost of replacement). Late payment of rent default fee.

**Agents Note:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.

Floor Plan 33 Consfield Avenue, New Malden. KT3 6HD

