



Guide price £779,950

TENURE : FREEHOLD

New Malden, KT3

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 1

4 bed 2 bath Semi Detached House

10 min walk to New Malden High Street

Sought After Residential Avenue

Great Investment Opportunity!

Excellent schools nearby

Ideal Family Home!

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

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A great opportunity to buy this substantial 4 bedroom 2 bathroom semi detached house, ideally located in Cromwell Avenue a sought after residential avenue in New Malden.

Offering excellent transport links which include the A3 and New Malden train station (Zone 4), Cromwell Avenue is situated only 10 minutes walk away to New Malden High Street which offers a wide variety of shops, cafes and restaurants and within close proximity to well regarded schools as Burlington Schools.

Arranged over 1054 sqft 98 sqm approximately and benefiting of a private driveway, rear garden and loft conversion, this freehold property boasts good potential. Further benefits include potential to extend (STPP) and views overlooking recreational grounds nearby.

This impressive accomodation would definitely make an ideal family home and/or a great investment opportunity. Early viewing is recommended!

Guide Price: £779,750 Subject to Contract.

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavour to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

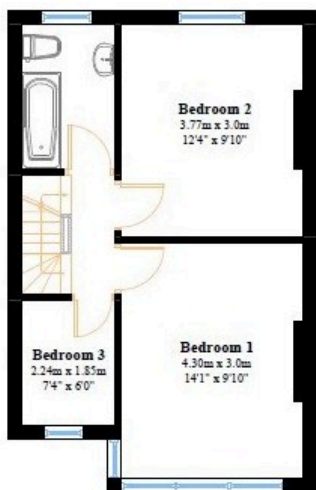
The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

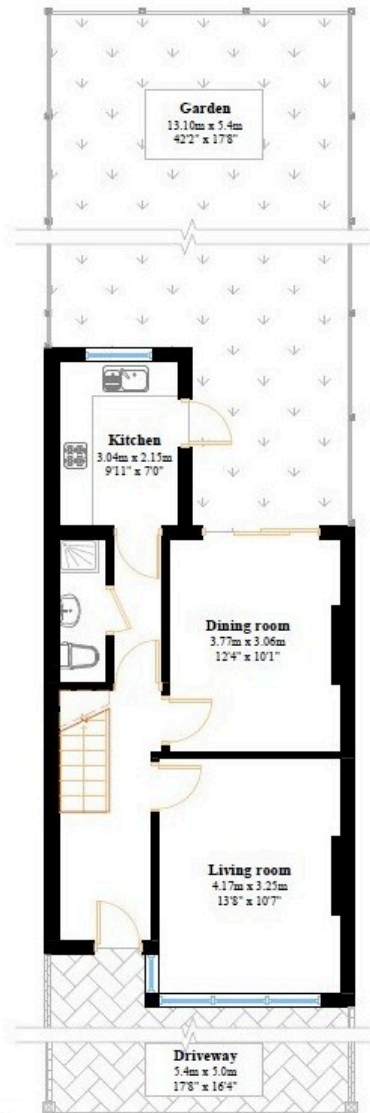
Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



Loft



First Floor



Ground Floor

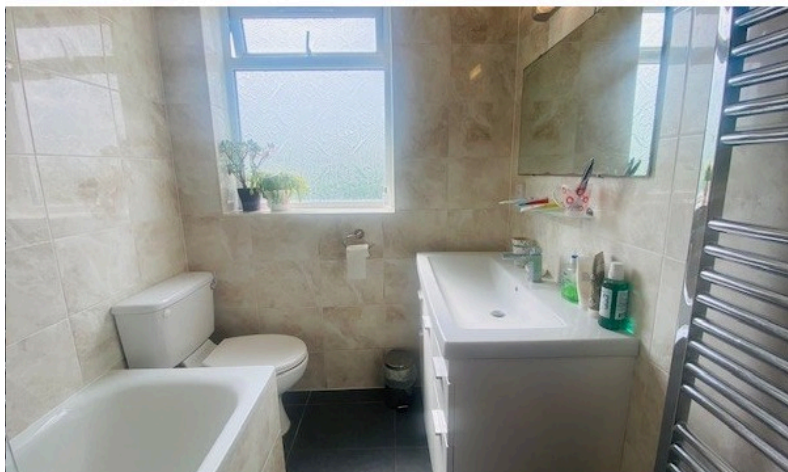
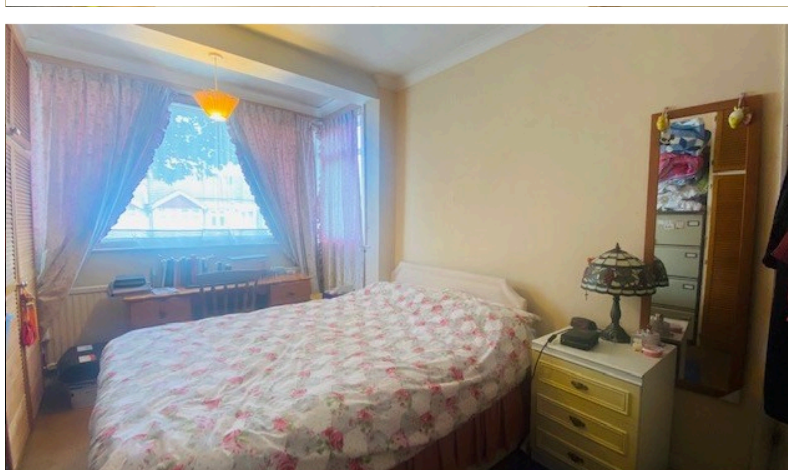
Total Approx Internal Area 98 SQ.M/1054 SQ.FT

(Disclaimer: As to the accuracy of this rendering, all measurements and floor plan details are for informational purposes only)


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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