


**Portland Avenue, New Malden KT3 6BB**

barnard marcus

***welcome to***

## Portland Avenue, New Malden

A charming and beautifully maintained three-bedroom period semi-detached home, ideally positioned in a popular residential location and offering a wonderful blend of character, space and practicality.







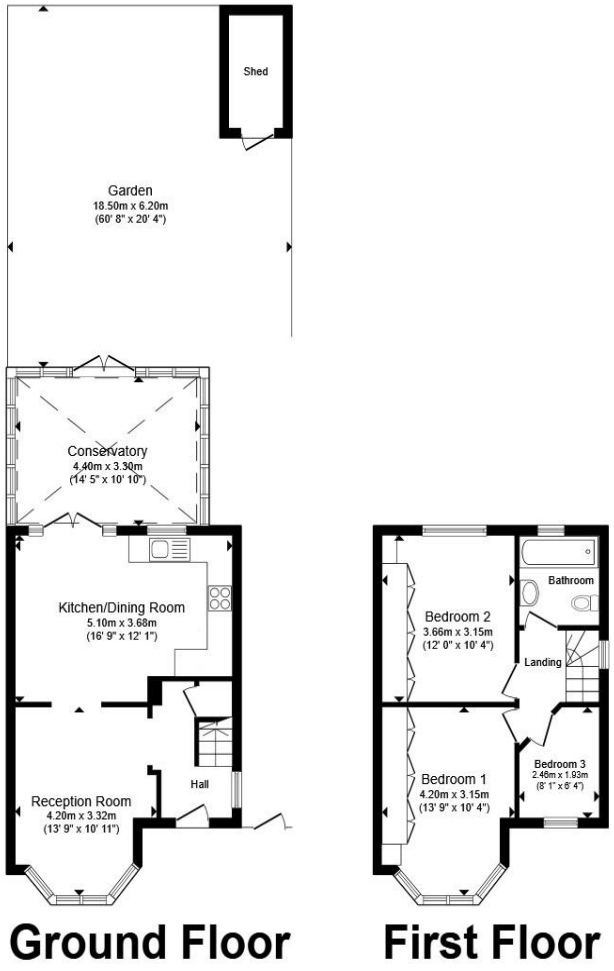











Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

barnard marcus

A charming and beautifully maintained three-bedroom period semi-detached home, ideally positioned in a popular residential location and offering a wonderful blend of character, space and practicality.

The accommodation comprises a bright and welcoming reception room, well-appointed kitchen and a spacious conservatory overlooking the rear garden, providing versatile living and entertaining space.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a private rear garden, perfect for families and outdoor dining, together with the added benefit of off-street parking.

Conveniently situated close to a range of local amenities, reputable schools and excellent transport links, this attractive home presents an ideal opportunity for growing families and commuters alike.

Early viewing is highly recommended to appreciate the space, charm and potential this delightful home has to offer.

*welcome to*

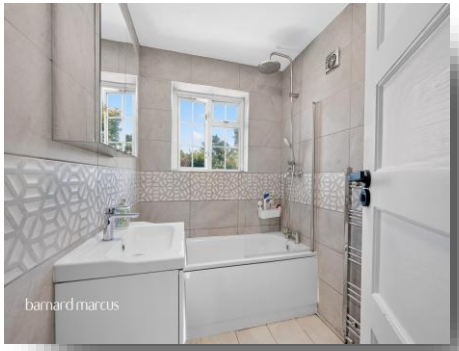
## Portland Avenue, New Malden

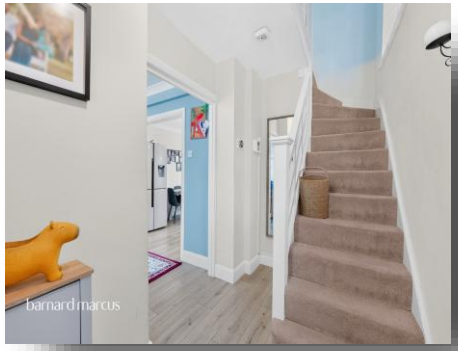
- 3 Bedrooms
- Off Street Parking
- Private Rear Garden
- Quiet Residential Location
- Well Maintained Throughout

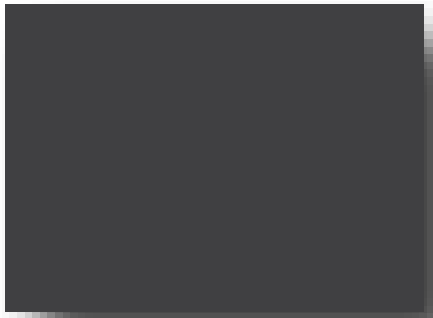
Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

# £600,000






Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/NML107417

The Property Ombudsman

Property Ref:
NML107417 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

barnard marcus

**020 8942 9211**

NewMalden@barnardmarcus.co.uk

46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ

**barnardmarcus.co.uk**

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.