

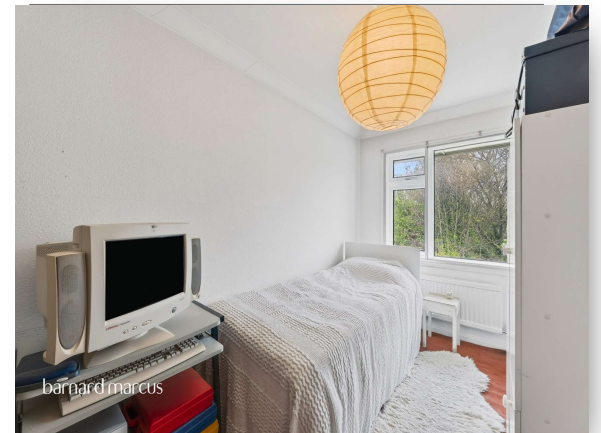
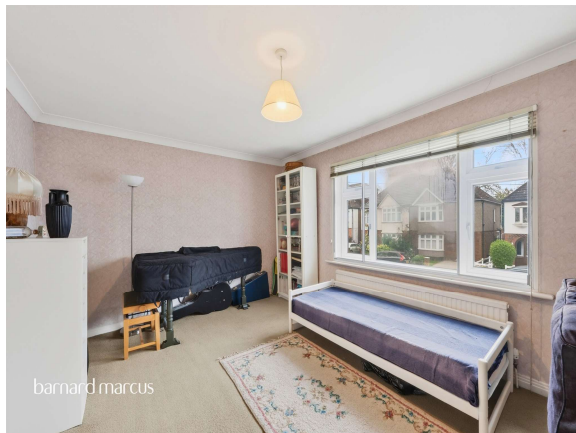


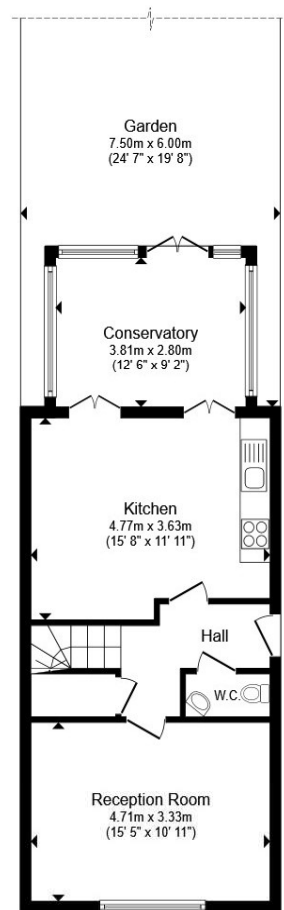
Dukes Avenue, New Malden, KT3 4HN

welcome to

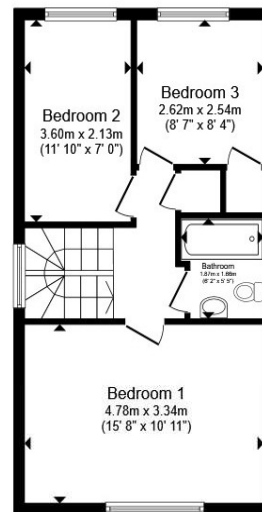
Dukes Avenue, New Malden

Occupying a super convenient position on the ever popular Dukes Avenue, this three bedroom detached family residence offers huge scope and potential for future improvement.





Ground Floor



First Floor



Upon entering the property there is a downstairs WC, full-width front reception, understairs storage and open plan kitchen diner complete with original parquet flooring with the addition of a large rear conservatory and a well contained westerly private rear garden. To the front of the property is a large front garden with side access.

Continue to the first floor are a further three bedrooms and family bathroom. This property is both light and airy and offering huge scope for modernisation and improvement, offered to the market with no onward chain.

Total floor area 97.5 m² (1,049 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

welcome to

Dukes Avenue, New Malden

- No Onward Chain
- Open Plan Kitchen / Diner
- West Facing Rear Garden
- Downstairs WC
- Scope for Modernisation & Improvement
- 0.2 Miles to New Malden Train Station

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

guide price

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107768



Property Ref:
NML107768 - 0008

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.

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