



Eton Avenue, KT3 5AZ

Asking Price £695,000



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This charming three bedroom semi-detached house boast spacious accommodation throughout, including a modern fitted kitchen and separate utility room. Remodeled, extended and refurbished by the present owner this family home has a very smart modern interior with the potential to further extend (STPP) into the loft. The ground floor has hard wood flooring throughout, a cozy front lounge with bespoke alcove cabinets and feature fireplace. The impressive fully fitted kitchen with centre island has been designed with entertaining in mind. Bi-fold doors from the dining area leading to the garden give further opportunity for al-fresco dining in the warmer months. The utility room and cloakroom add to the appeal of this ready made family home. On the first floor there are three bedrooms and a splendid modern family bathroom with free standing bath, shower cubicle, vanity sink and W.C.

Outside the rear garden is neat and easy to maintain, side access and a detached garage approached by driveway. The front garden has been landscaped, enclosed by a picket fence to provide off road parking.

- No Onward Chain
- Superb 3 Bedroom Semi-Detached House
- Open Plan Kitchen/Dining Room.
- Utility Room
- Separate Lounge
- Downstairs Cloakroom
- Potential To Further Extend Into The Loft (stpp)
- Ample Off-Street Parking And Garage
- Excellent Location



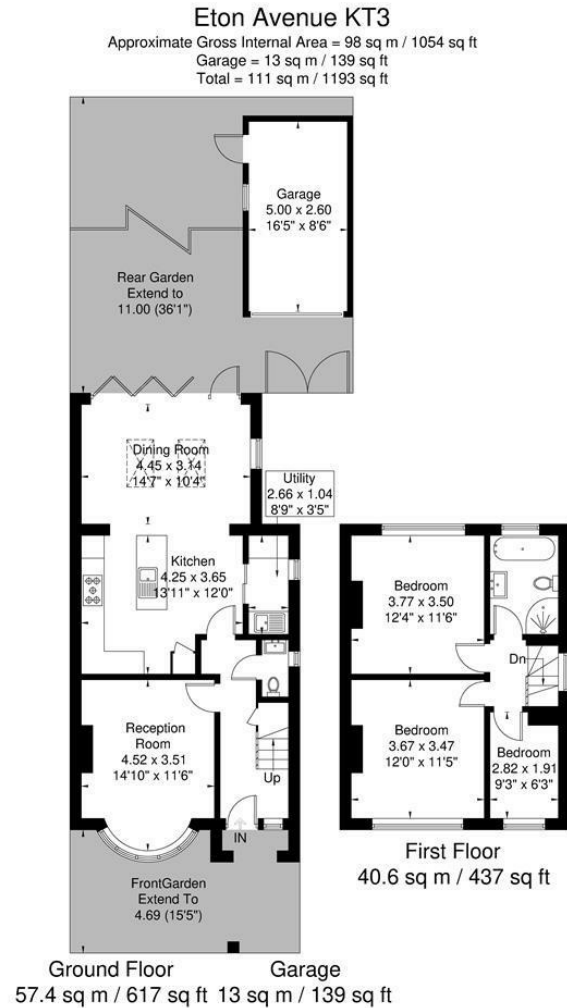
Eton Avenue is a popular residential road ideally located for New Malden High Street offering numerous shopping and leisure amenities. Families are well catered for with excellent schools and an abundance of green open spaces situated close by including the Hogsmill Nature Reserve and Green Lane Recreation Ground. Transport links include New Malden mainline station (zone 4) with fast links to London Waterloo, local buses and easy access to the A3 and M25.

The importance of viewing this house is highly recommended.

EPC Rating: D

Council Tax Band: E (Royal Borough of Kingston upon Thames)





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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.