

# Alric Avenue, New Malden, KT3

£975,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



## Summary:

Offering over 1,400 sq ft of accommodation, the property features a welcoming front reception room, fitted kitchen and a spacious rear reception/dining room with doors opening to a private garden with patio, lawn and shed, plus a downstairs WC. Upstairs are three double bedrooms, a further single and a family bathroom, while off-street parking adds convenience. Alric Avenue is a quiet residential road, highly sought after for its community feel and excellent schools, including Burlington Infant and Junior, Christ Church Primary and the popular Coombe Girls' and Coombe Boys' Schools. With New Malden station providing services to London Waterloo in around 25 minutes, and local shops, cafés and amenities close by, this is a rare opportunity to secure a much-loved family home in a prime location.

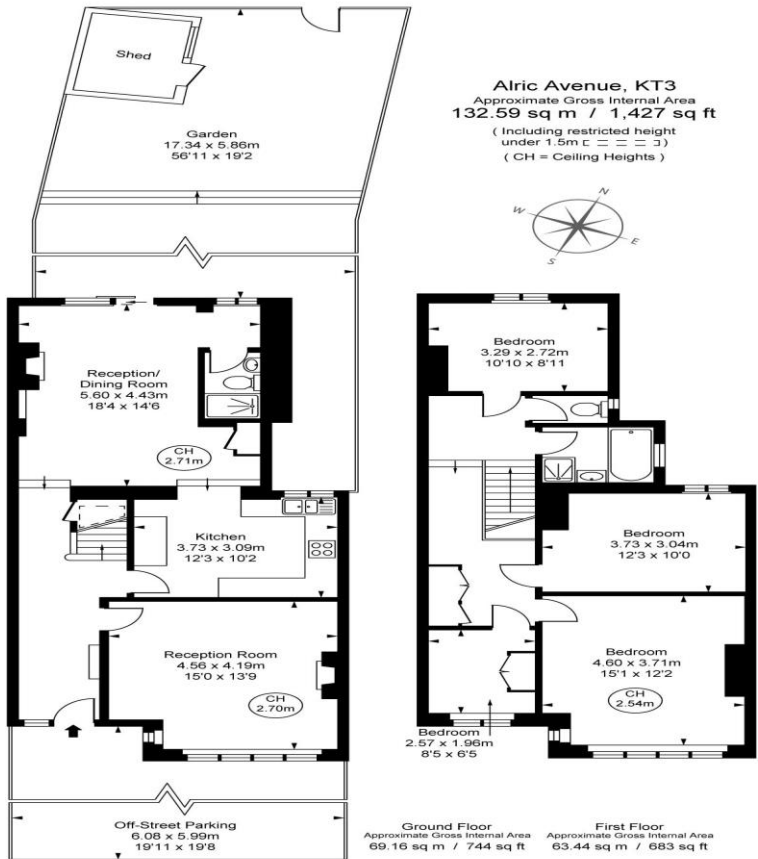
**Period Family Home with 1400+ Sq. ft of Accommodation**  
**Four bedrooms, including three generous doubles**  
**Spacious rear reception/dining room opening to the garden**

**Ground Floor Shower Room and First Floor Bath/Shower Room**  
**Off-street parking to the front of the property**

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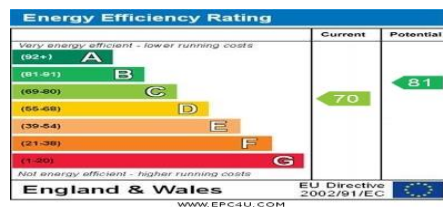


This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
 © Fulham Performance

Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.