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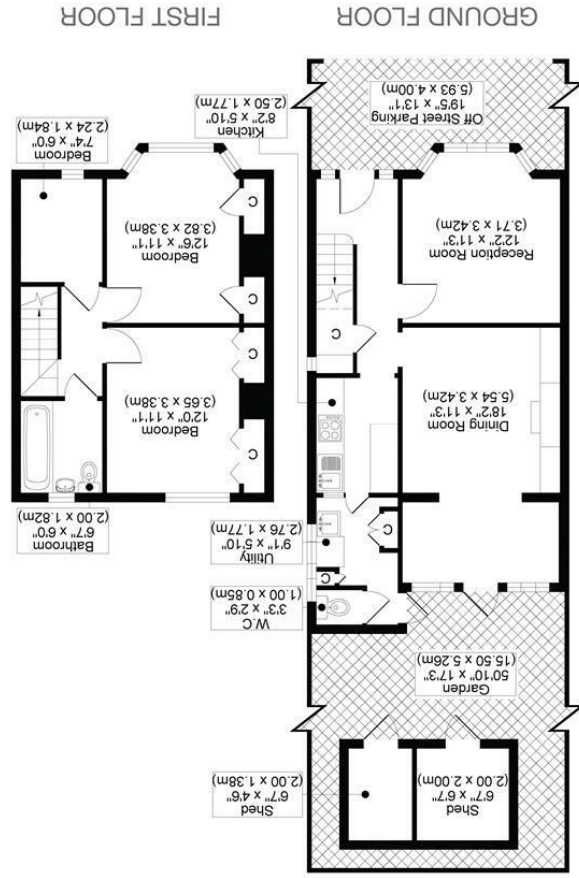
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



GOBHAM AVENUE, KT3
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1004 SQ.FT (93 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 929 SQ.FT (86 SQ.M)



CHRISTIES



COBHAM AVENUE, NEW MALDEN KT3 6EP

OFFERS IN THE REGION OF £600,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS IS A RARE OPPORTUNITY TO PURCHASE A THREE-BEDROOM END OF TERRACE FAMILY HOME WITH TWO SEPARATE RECEPTION ROOMS AND A FURTHER LEAN-TO CONSERVATORY. OTHER BENEFITS INCLUDE A KITCHEN WITH SEPARATE UTILITY, AND A GROUND FLOOR W.C AS WELL AS A FULL UPSTAIRS BATHROOM. THE PROPERTY ALSO OFFERS SCOPE FOR EXTENSION (S.T.P.P.). LOCATED CLOSE TO MOTSPUR PARK STATION AND THE A3, THIS PROPERTY IS SURE TO GENERATE A LOT OF INTEREST. IT IS ALSO CONVENIENTLY SITUATED FOR KEY LOCAL SCHOOLS AND THE MAJOR SHOPPING OPPORTUNITIES PROVIDED BY A NEARBY SUPERSTORE AND THE MULTIPLE RETAIL OUTLETS AT NEW MALDEN AND FURTHER AFIELD AT WIMBLEDON. IF YOU THINK THIS MIGHT BE THE PROPERTY FOR YOU THEN DO NOT DELAY - CALL US NOW TO RESERVE YOUR VIEWING APPOINTMENT ON 0208 770 1625.

- AN IDEAL INVESTMENT OPPORTUNITY WITH SCOPE FOR EXTENSION (S.T.P.P.)
- THREE BEDROOM END OF TERRACE FAMILY HOME LOCATED CLOSE TO MOTSPUR PARK STATION AND THE A3
- OFFERED WITH NO CHAIN SO IDEAL FOR A QUICK MOVE
- COUNCIL TAX BAND D
- EPC RATING D

