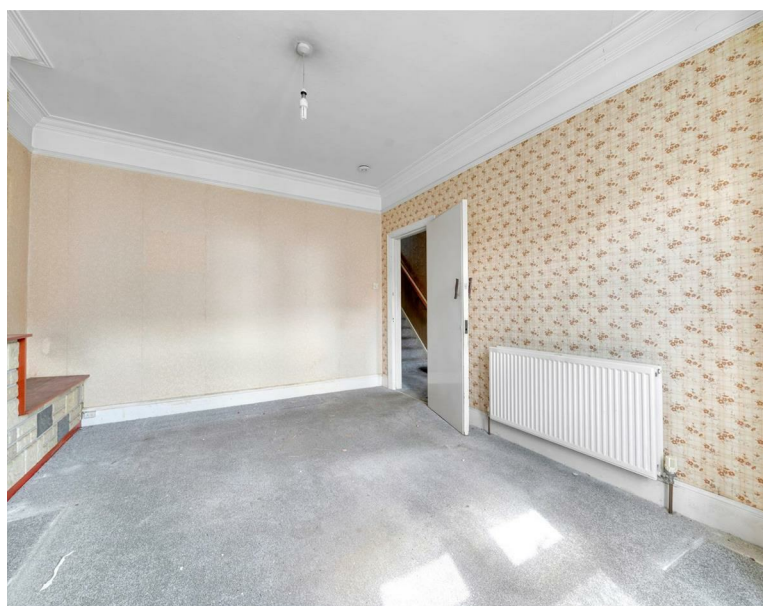


TURNERS



Estella Avenue, New Malden, KT3

£575,000 Freehold

020 8687 9787 | [iturnersproperty.com](http://iturnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





## Full Description

We are arranging viewings for Saturday, the 24th, between 10:00 AM and 12:00 PM. Please email us to book your appointment.

Fantastic, semi-detached, 3 bedroom property project in need of full refurbishment; with uplift potential for investors or an opportunity to make a lovely family home. The house is situated in a desirable residential neighbourhood, within minutes of Motspur Park Station.

This three-bedroom, semi-detached property has an attractive exterior and loads of potential for the interior. Based on the current layout, you enter into the property into a hallway with living room to the left followed by a formal dining room which has French doors leading out to the garden. There is a separate kitchen, but purchasers may wish to remodel and create an open-plan family room by combining the dining room and kitchen leaving the separate, cosy sitting room as a quiet retreat at the front of the property.

Upstairs are three double bedrooms, a bathroom and separate WC and all of which need to be fully refurbished and/or reconfigured. However more importantly there is scope to convert the loft, to create a large principal bedroom with en-suite shower room.

Back downstairs there is a sizeable rear garden and could easily accommodate a summerhouse, private gym or home office all within permitted development.

Situated on Estella Avenue, the property is located within the Merton area of New Malden, locally known as Motspur Park (New Malden also spills into the London Borough of Kingston). Primarily residential, the area is still well served with local amenities including a selection of shops on West Barnes Lane close to Motspur Park overground station (approx 10 minutes walk based on Google Maps) While New Malden and Raynes Park are both within a 10 minute drive.

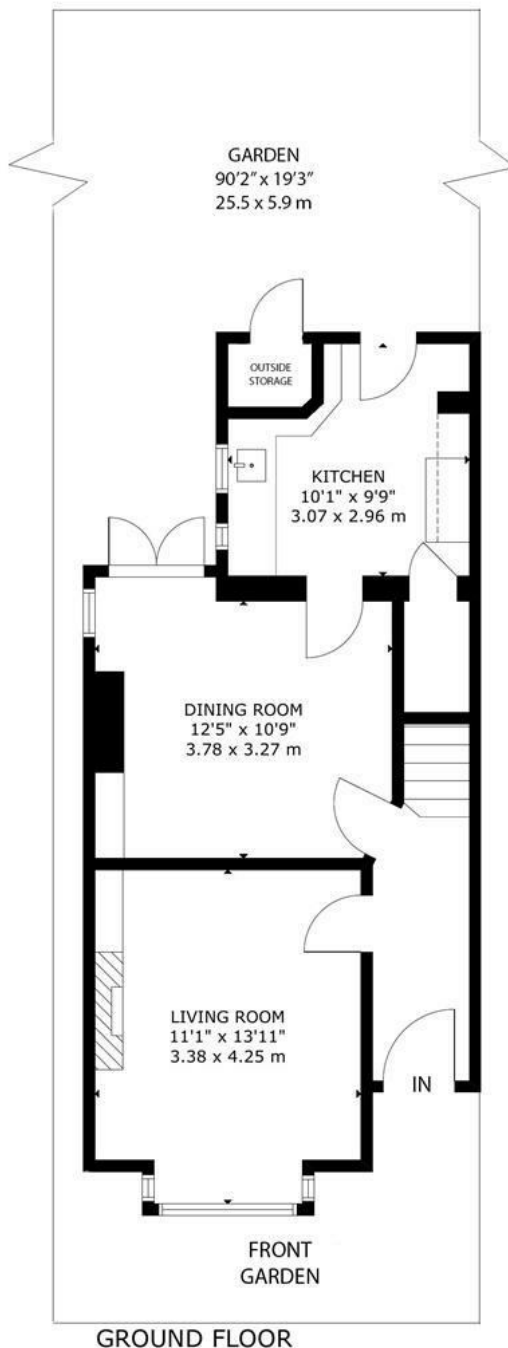
With its charming exterior, three double bedrooms and scope to remodel, Turners expect a lot of interest and would urge serious buyers to ensure they are already sold and/or have a mortgage in place and to book to view as soon as possible.




## Key Features

- Three Bedroom House in Need of Modernisation
- Semi-Detached Family Home
- Scope to Extend & Remodel (STPP)
- Potential to Convert Loft
- Large Rear Garden
- Desirable Neighbourhood in Motspur Park
- Easy Access to Local Amenities & Transport

ESTELLA AVENUE KT3  
GROSS INTERNAL AREA  
APPROX TOTAL: 85.sq.m - 918.sq.ft  
OUTSIDE STORAGE EXCLUDED



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©13052025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelclondon.co.uk email: mark@steelclondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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