



HUNTERS[®]
HERE TO GET *you* THERE

Holmsley Close, New Malden, KT3 | Asking Price £900,000
Call us today on 0208 432 2347



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

A well presented and extended link detached family home situated in New Malden close to local amenities and excellent transport links. The property provides generous living space with a separate reception room and a large dining room. There is also a spacious self contained annexe used as a family room and a modern fully fitted kitchen with breakfast area. The property also benefits from three bathrooms, off street parking for several cars and a private rear south west facing garden with shed. Viewings are highly recommended.

RECEPTION ROOM

14'9" x 13'1"

DINING ROOM

14'7" x 11'7"

KITCHEN / BREAKFAST ROOM

20'5" x 10'6"

ANNEXE/FAMILY ROOM

20'4" x 9'3"

UTILITY ROOM

8'1" x 6'3"

BEDROOM 1

15'3" x 11'7"

BEDROOM 2

14'9" x 10'4"

BEDROOM 3

8'11" x 8'4"

BEDROOM 4

8'4" x 6'10"

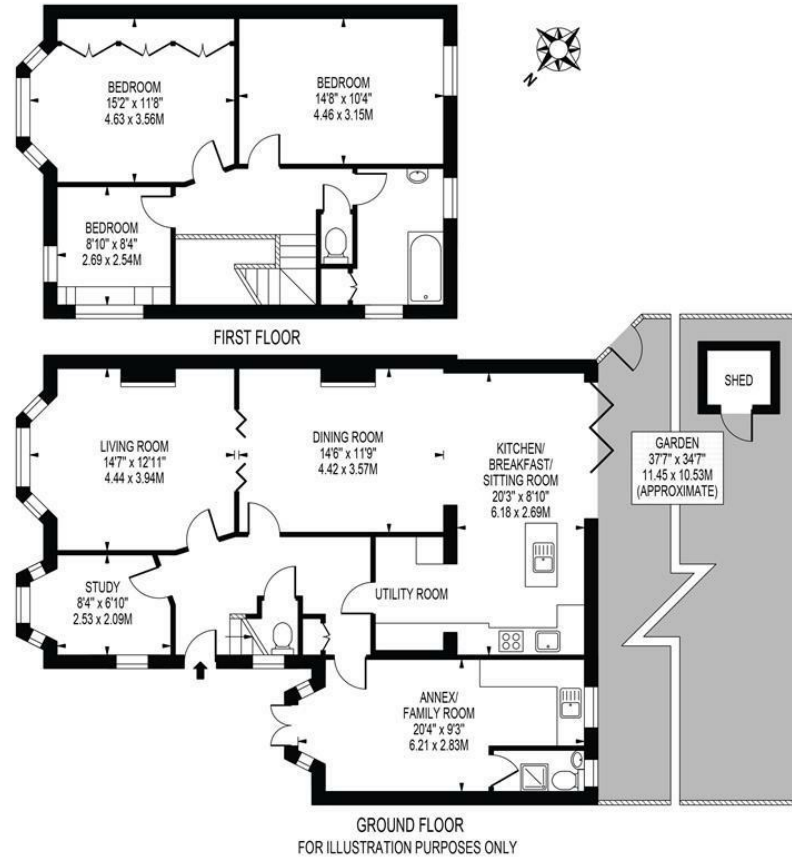
GARDEN

37'7" x 34'7"

HOLMSLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1589 SQ FT - 147.62 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 18 SQ FT - 1.68 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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