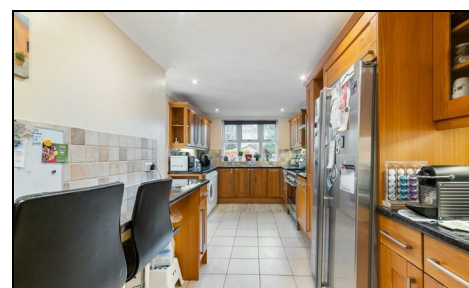
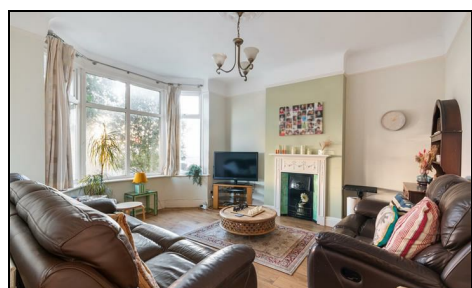


**West Barnes Lane  
New Malden, KT3 6HZ**

**£685,000 Freehold**



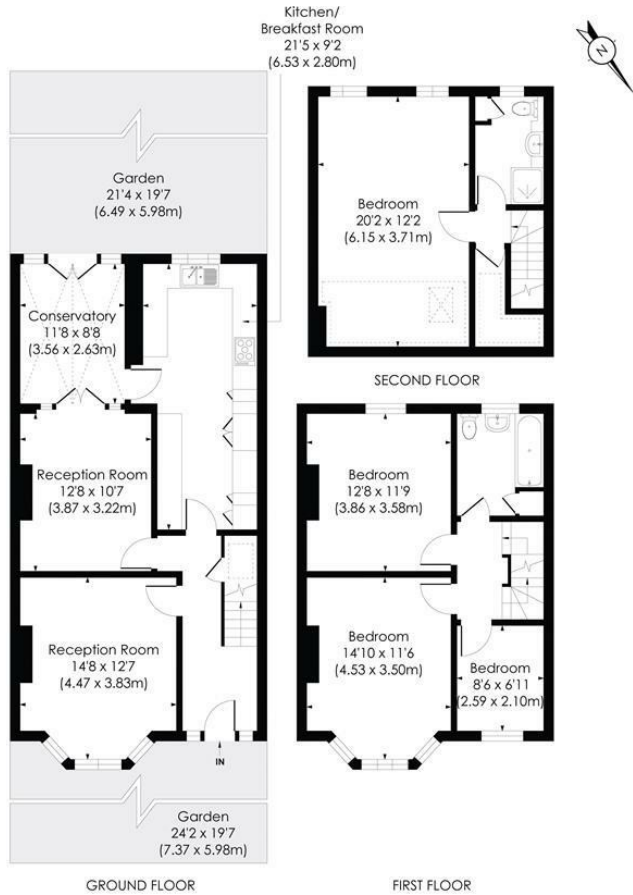
**This spacious 1,593 sqft FOUR BEDROOM, TWO BATHROOM Semi Detached house is perfectly located for both Motspur Park and Raynes Park. There is a large separate front reception room, dining room, extended kitchen, conservatory, four bedrooms and two bathrooms. An excellent family home.**



## WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1593 Sq. ft/147.99 Sq. m (Including reduced height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom - Two Bathroom
- Semi Detached House
- Close To Motspur Park Station
- Close to Raynes Park Station
- Extended Kitchen and Conservatory
- Low Maintenance Rear Garden
- No Onward Chain
- 1,593 sqft
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
83	56
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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