



Motspur Park, NEW MALDEN KT3 6PT



welcome to

Motspur Park, NEW MALDEN

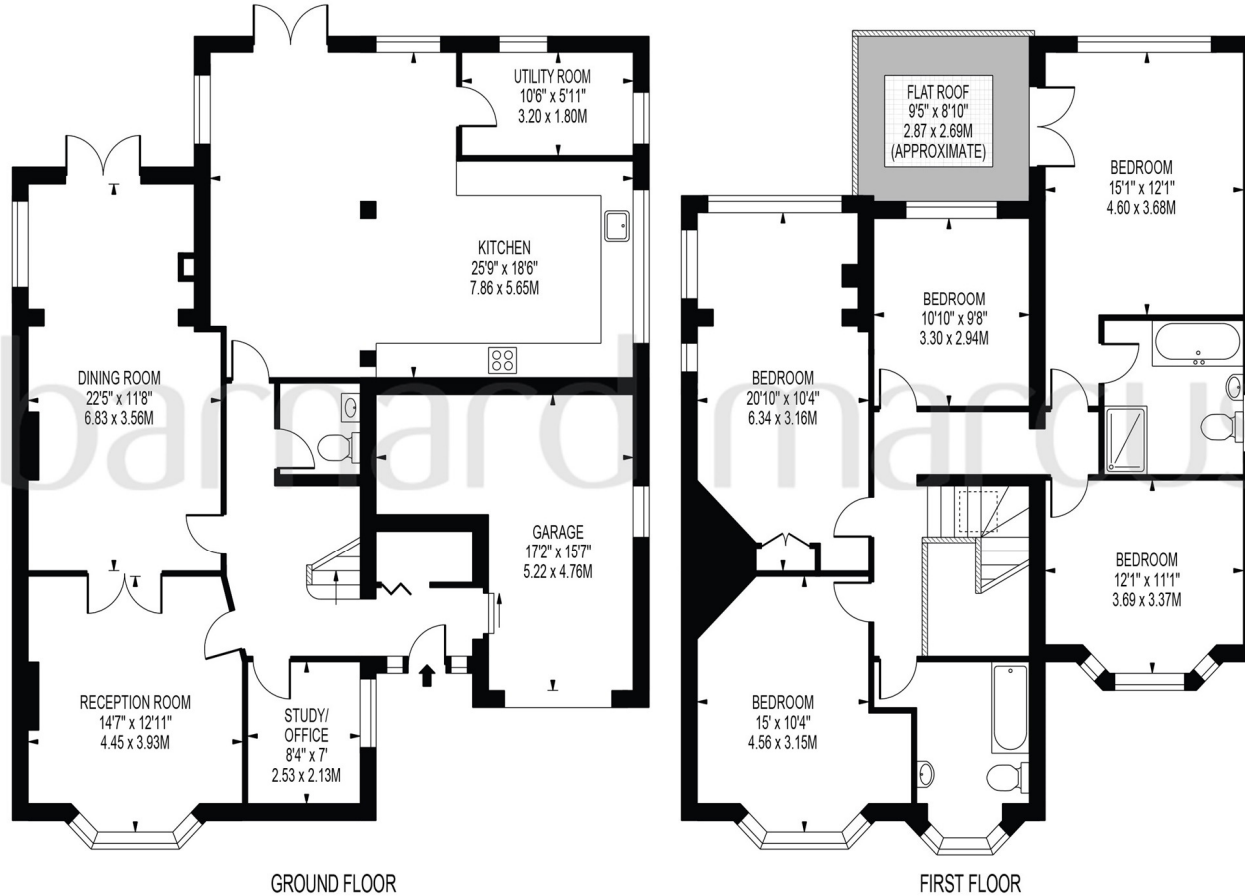
Over 2300sqft of living space offered with in this 5 double bedroom Link Detached property. With all rooms being very well proportioned the whole family will have space to live and grow.



MOTSPUR PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2328 SQ FT - 216.25 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 199 SQ FT - 18.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Decorated to a high standard throughout and with fantastic kerb appeal and off-street parking for multiple cars, this is one of the larger plots in Motspur Park offering an immaculate Link Detached property in excess of over 2300sqft across 5 double bedrooms, large open-plan Kitchen Diner, 2 Reception Rooms, 2 Bathrooms with an additional Study and integrated Garage.

Upon entering the property, you are greeted by a large entrance hall with a bright and airy galleried staircase, promoting the overall space and natural light of the property. With 2 Reception rooms separated by a set of French doors, you have an abundance of natural light flowing from the front of the property, through to the garden. Making up 50% of the ground floor is the larger than average country style kitchen/diner, ideal for hosting and social gathering. Completing the ground floor is the aforementioned Study, Utility room and separate WC.

Going up the open staircase we have 5 double bedrooms, with Terrace and En-suite to Master and separate large fully fitted bathroom for all.

Viewings come highly recommended to appreciate the space on offer, please call ASAP to book a viewing.

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Motspur Park, NEW MALDEN

- LINK DETACHED
- LARGER THAN AVERAGE PRIVATE REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE CARS
- 5 DOUBLE BEDROOMS
- EN-SUITE TO MASTER

Tenure: Freehold EPC Rating: D

guide price

£1,200,000



view this property online [barnardmarcus.co.uk/Property/NML102927](https://www.barnardmarcus.co.uk/Property/NML102927)

Please note the marker reflects the postcode not the actual property



Property Ref:
NML102927 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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