



Hollington Crescent, New Malden KT3 6RR

welcome to

Hollington Crescent, New Malden

We are delighted to offer this substantial 4 bedroom semi-detached mock Tudor family home. Benefitting from a large frontage, internal garage and future scope for further extension and improvement. Offered to the market with no onward chain

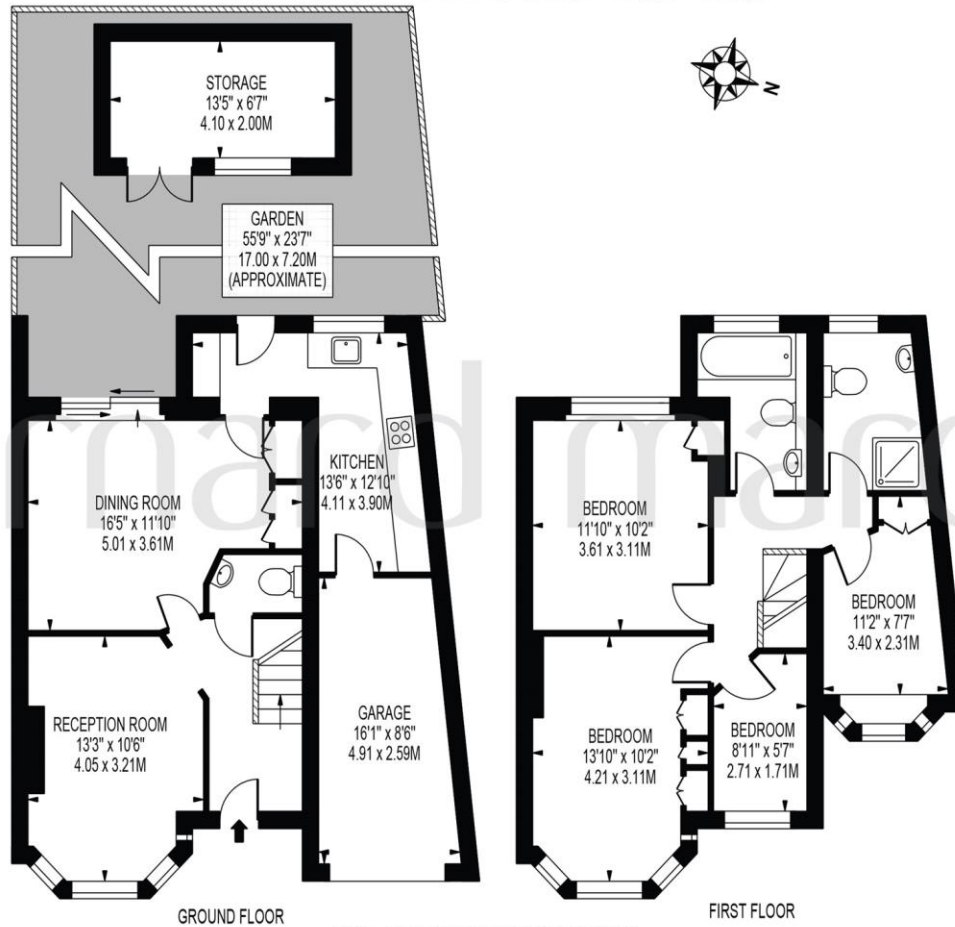


HOLLINGTON CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1100 SQ FT - 102.15 SQ M
(EXCLUDING STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 88 SQ FT - 8.20 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 123 SQ FT - 11.42 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.

On approach this attractive Tudor influenced 4 bedroom semi-detached property has an attractive design in keeping with the style of property found in Motspur Park. Located a short distance from Motspur park national rail and local High ST.

The property has a drive way to the front an integral garage, continued into the Ground floor are two well-proportioned reception rooms, an extended kitchen dinner and utility, downstairs Wc and internal access to the garage and rear garden.

Continued to the second floor are a further 4 bedrooms and 2 well sized bathrooms.

This property has huge scope for both further extension and improvement STPP.

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Hollington Crescent, New Malden

- Gas central heating
- Internal garage
- 4 bedrooms
- 2 bathrooms
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

£700,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
NML106778 - 0007

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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