



Sandal Road, NEW MALDEN KT3 5AP

welcome to

Sandal Road, NEW MALDEN

With a large blend of versatile living, this 3 bedroom SEMI-DETACHED family home, is located on one of New Malden's most sought after roads. Arranged over two floors, this property has a separate garage to the side and a larger than average private rear garden.

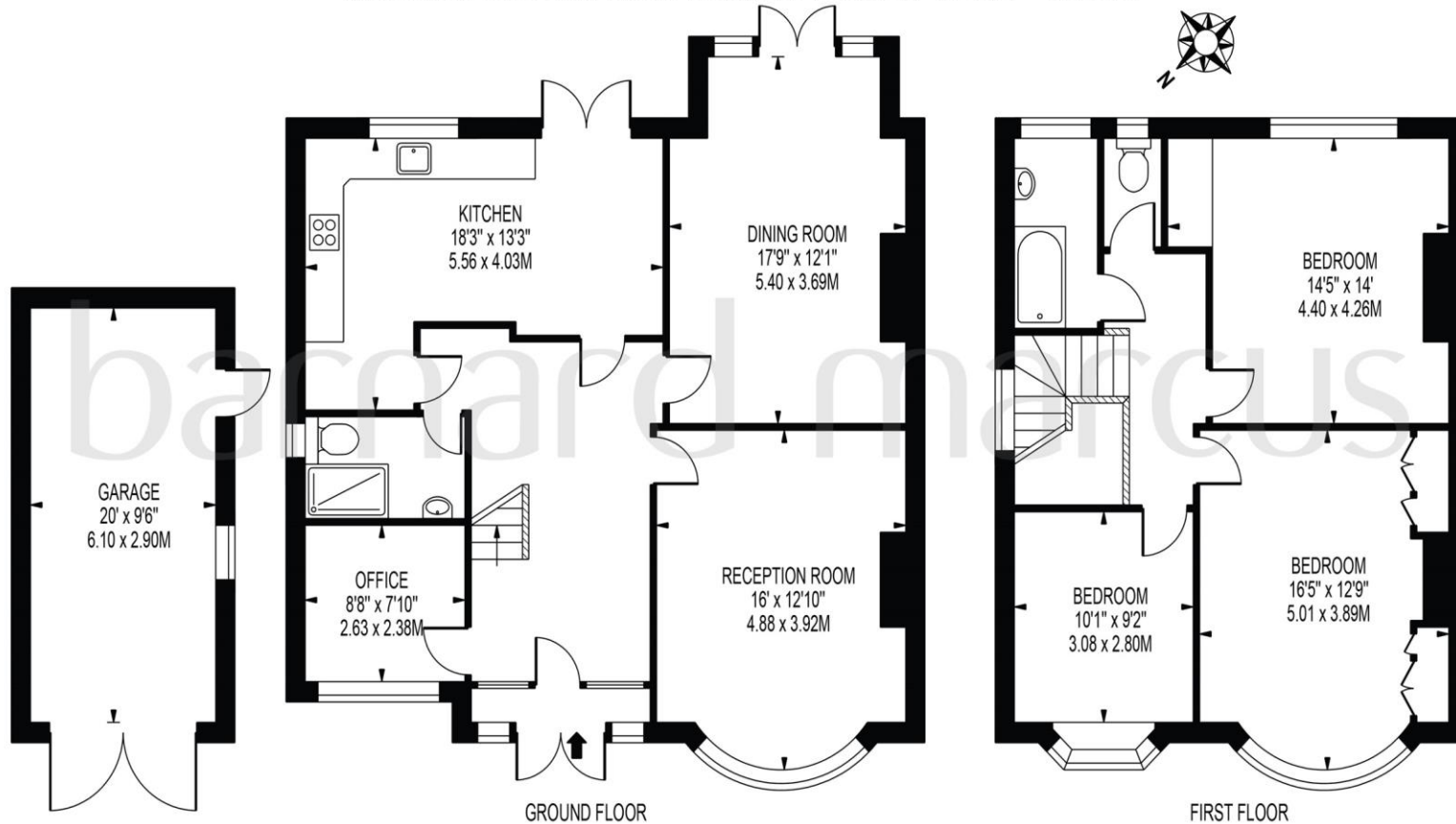


SANDAL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1552 SQ FT - 144.19 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 190 SQ FT - 17.69 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.

With a large blend of versatile living, this 3 bedroom SEMI-DETACHED family home, is located on one of New Malden's most sought after roads.

Entering the front door - you are greeted with a large open reception hall, with private office space to the side.

Making up the ground floor are 2 large reception rooms and large kitchen space overlooking the substantial yet private South-East facing rear garden.

Heading upstairs you are welcomed by a well-proportioned landing space with 3 bedrooms, a bathroom and a separate WC.

Within close proxemics to premier schooling and public transport, this property still lends itself to future extension possibilities STPP.

welcome to

Sandal Road, NEW MALDEN

- Three Bedroom
- Semi-Detached
- Family Home
- Separate Garage Space
- Within close proximity to local Schools and Public Transport Links

Tenure: Freehold EPC Rating: D

guide price

£1,000,000



view this property online barnardmarcus.co.uk/Property/NML106902

Please note the marker reflects the postcode not the actual property



Property Ref:
NML106902 - 0003

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.



barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk