



**Malden Way, New Malden KT3 6EJ**



**welcome to**

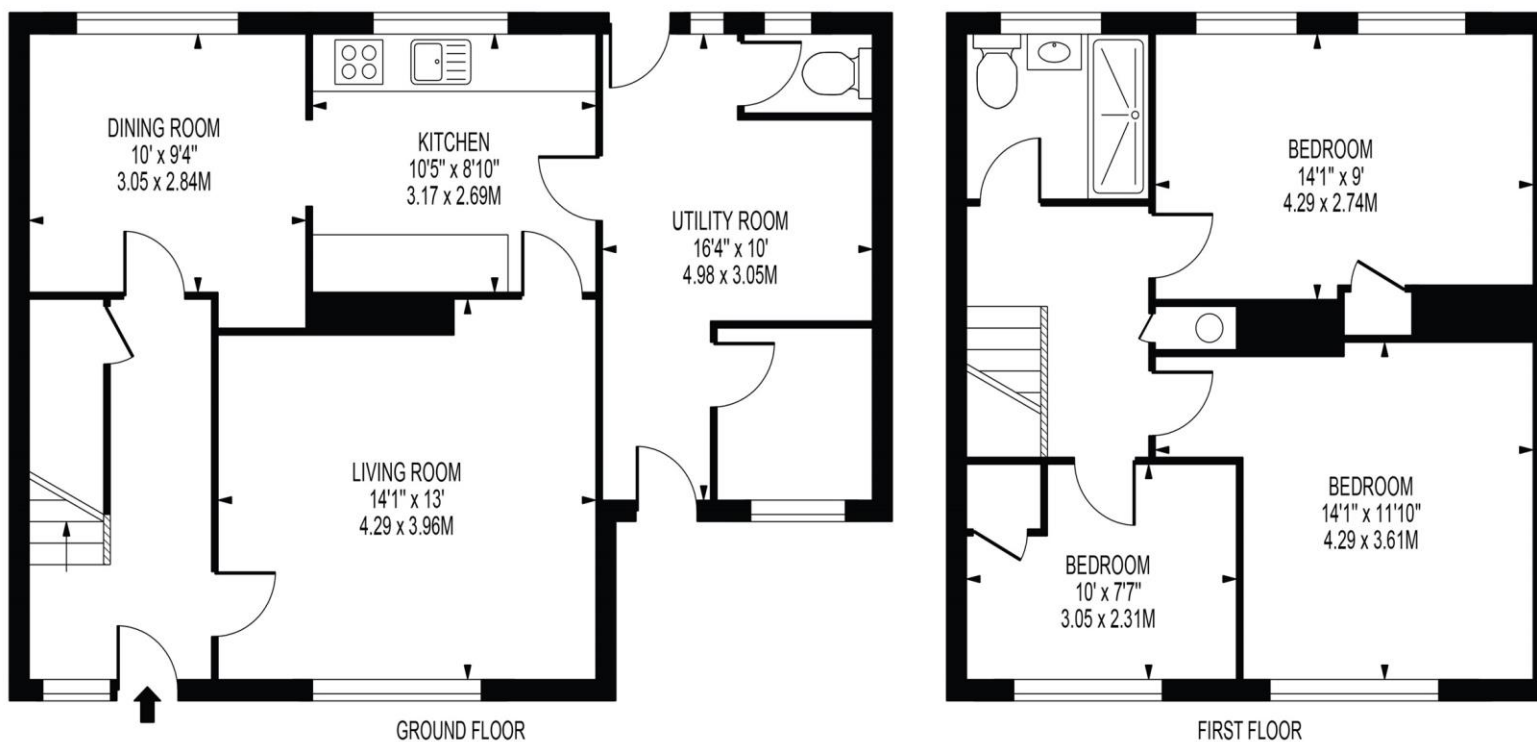
**Malden Way, New Malden**

Offered to market with no onward chain, this 3 bedroom family home is within easy reach of the A3 corridor and Local to Motspur Park rail. 'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'



## MALDEN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.31 SQ M



GROUND FLOOR

FIRST FLOOR

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.

Offered to market with no onward chain, this 3 bedroom family home is within easy reach of the A3 corridor and Local to Motspur Park rail. While offering itself to future renovation and extension this family home lends itself to easy living over 2 floors with ideal local amenities.

With access from both the front and rear - you have private gated parking for multiple vehicles.

New Malden is a leafy London suburb with all of the advantages of the local community yet within minutes of the high street. This fantastic cosmopolitan town is located on the outskirts of South West London, neighboured by Kingston-upon-Thames, Richmond, Wimbledon and Raynes Park High Street. A wide range of choices makes New Malden a perfect location for a variety of distinctive experiences - cultural, sporting, recreational and leisure, including the picturesque Beverley Park with its wide open spaces and children's recreation area, The Malden Centre, Fitness4Less, Richmond Park, Bushy Park, Hampton Court Palace and the River Thames all on the doorstep. Boat trips run daily on the scenic Thames between Richmond, Kingston and Hampton Court.

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## Malden Way, New Malden

- NO ONWARD CHAIN
- OFF STREET PARKING
- CLOSE TO A3 CORRIDOR
- LOCAL TO NATIONAL RAIL
- SCOPE FOR MODERNISATION

Tenure: Freehold EPC Rating: E

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106973](https://barnardmarcus.co.uk/Property/NML106973)



Property Ref:  
NML106973 - 0005

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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