



Poplar Gardens, New Malden KT3 3DW

welcome to

Poplar Gardens, New Malden

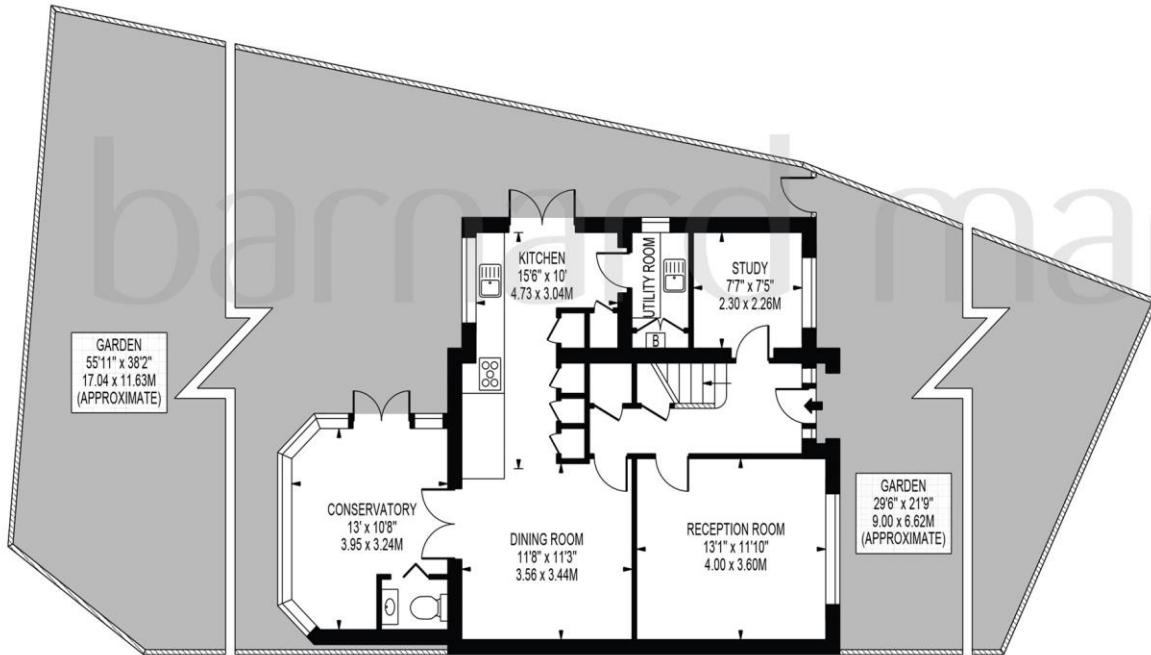
We are delighted to offer this substantial, five bedroom, extended, semi-detached family home, nestled in a quiet corner of the popular groves region of New Malden. Ideal for large families, this property is finished to a high standard, with accommodation well-arranged over three floors.



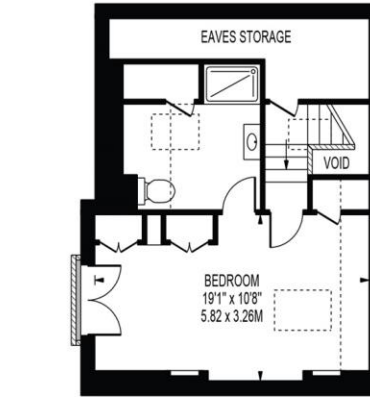
POPLAR GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1832 SQ FT - 170.19 SQ M**
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING VOID)

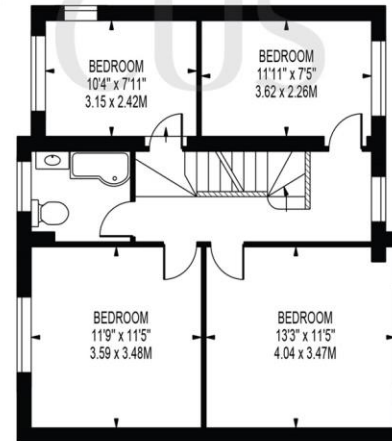
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **130 SQ FT - 12.06 SQ M**



GROUND FLOOR



SECOND 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.

We are delighted to offer this substantial, five bedroom, extended, semi-detached family home, nestled in a quiet corner of the popular groves region of New Malden. Ideal for large families, this property is finished to a high standard, with accommodation well-arranged over three floors.

In addition, this property has a large driveway and frontage to park a number of vehicles, the benefit of side access and a well-manicured secluded private rear garden.

Further benefits include: light and spacious, well-proportioned bedrooms, modern bathrooms, bespoke fully fitted kitchen, complete with utility kitchen diner, downstairs WC and a conservatory to the rear of the property.

Early viewings come highly recommended, as this property falls under numerous sought-after catchment areas.

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Poplar Gardens, New Malden

- Five Bedrooms
- Private Rear Garden
- Modern Bathrooms
- Downstairs WC
- Fully Fitted Kitchen

Tenure: Freehold EPC Rating: C

guide price

£900,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107017



Property Ref:
NML107017 - 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.

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