



**The Chesters, New Malden KT3 4SF**

**welcome to**

**The Chesters, New Malden**

Set in this rarely available, Coombeside location this wonderful, detached family home offers a hugely versatile living accommodation arranged over two floors

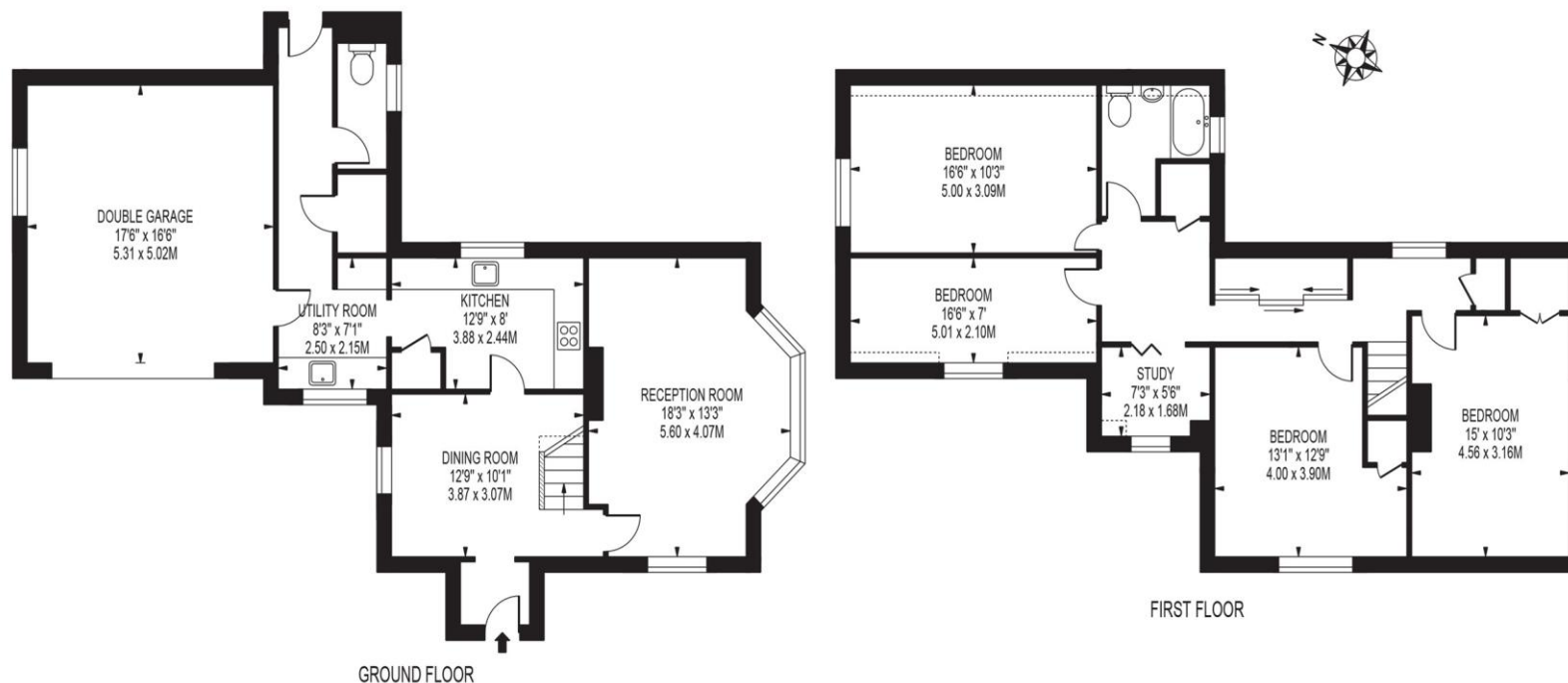


## THE CHESTERS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1544 SQ FT - 143.48 SQ M  
(INCLUDING RESTRICTED HEIGHT & EXCLUDING DOUBLE GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: 287 SQ FT - 26.66 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 25 SQ FT - 2.33 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.

Set in this rarely available Coombeside location this wonderful, detached family home offers a hugely versatile living accommodation arranged over two floors.

This private family residence already comprises of a bright formal reception room with a separate dining space and fitted kitchen. Leading on from the kitchen is a separate utility room, downstairs WC and huge double garage offering huge scope for extension and improvement.

Continue to the first floor are four double bedrooms, two of which offering built in storage, a private study and family bathroom suite.

The rear garden has been beautifully arranged and offers a great deal of seclusion and there is parking to the front for multiple vehicles.

This magnificent family home is ideally located within a private residential road with easy access to many of the local amenities including outstanding local schools, restaurants, and green spaces. This property is sure to attract a huge amount of interest.

Early viewings come highly recommended!

welcome to

## The Chesters, New Malden

- 4 Double Bedrooms
- Double Garage
- Rarely Available Coombeside Location
- Huge Scope For Extension STPP
- Separate Utility Room

Tenure: Freehold EPC Rating: D

guide price

**£1,250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106944](https://www.barnardmarcus.co.uk/Property/NML106944)



Property Ref:  
NML106944 - 0009

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)