



Laburnum Grove, NEW MALDEN KT3 3LQ



welcome to

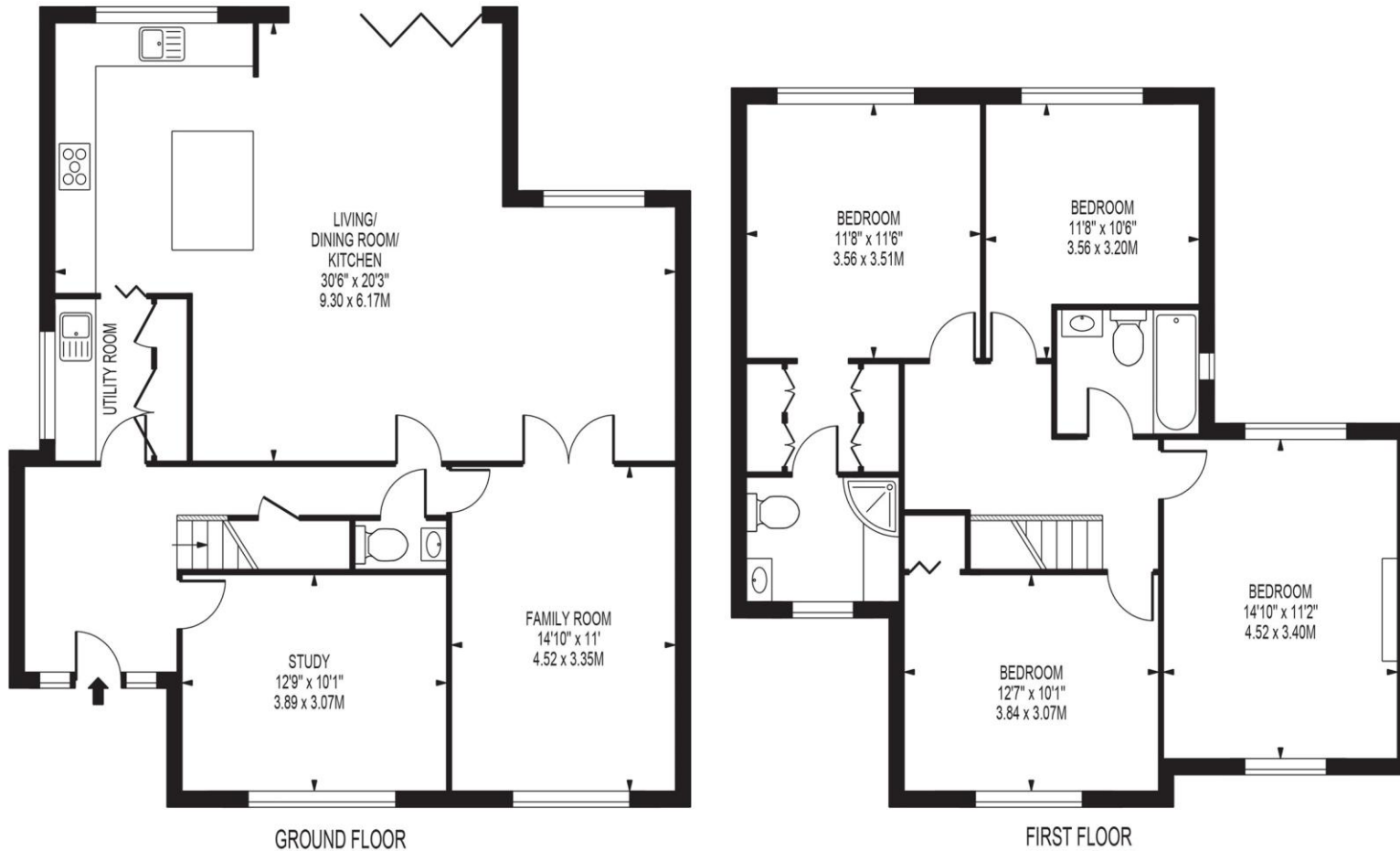
Laburnum Grove, NEW MALDEN

We are delighted to offer this highly attractive, extended, 4 double bedroom, 2 bathroom exquisite family home. Offering in excess of 1760 sqft of internal space this lavishly appointed family home, complete with period-correct internal décor is situated in a high sought-after school catchment.



LABURNUM GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1769 SQ FT - 164.35 SQ M



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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.

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This property has a large frontage to park a number of vehicles and attractive exterior.

Upon entering, there is a generously proportioned entrance hall, finished with Victorian designed tiles, a large study, downstairs WC and separate family room, with convenient double doors leading on to a very impressive 30'6" x 20'3" open plan dining room kitchen and with the additional benefit of a separate utility.

This impressive open space to the rear of the property benefits from bi-folding doors leading to a large decked area and landscaped secluded, private garden complete with fire pit and external shed.

Continued to the first floor a further three large double bedrooms, with an abundance of natural light, a well-proportioned landing and family bathroom, and a master bedroom complete with walk-in wardrobe and ensuite shower room.

This property benefits from double glazing, gas fire central heating, quiet residential location and highly versatile internal layout, providing a beautifully balanced chic contemporary family home with an abundance of natural light.

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Laburnum Grove, NEW MALDEN

- 1760 sqft
- Period-Correct Internal Decor
- 4 Double Bedrooms
- Double Glazing
- Gas Fire Central Heating
- Large Frontage
- Open Plan Dining Kitchen

Tenure: Freehold EPC Rating: C

guide price

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML104467



Property Ref:
NML104467 - 0002

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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