



**Coombe Gardens, New Malden KT3 4AB**





**welcome to**

**Coombe Gardens, New Malden**

We are proud to present this substantial, four-bedroom, semi-detached family home, nestled in a quiet corner of the increasingly popular Beverley Park region of New Malden. This property offers spacious, well-appointed accommodation arranged over three floors.

Early viewings come highly recommend

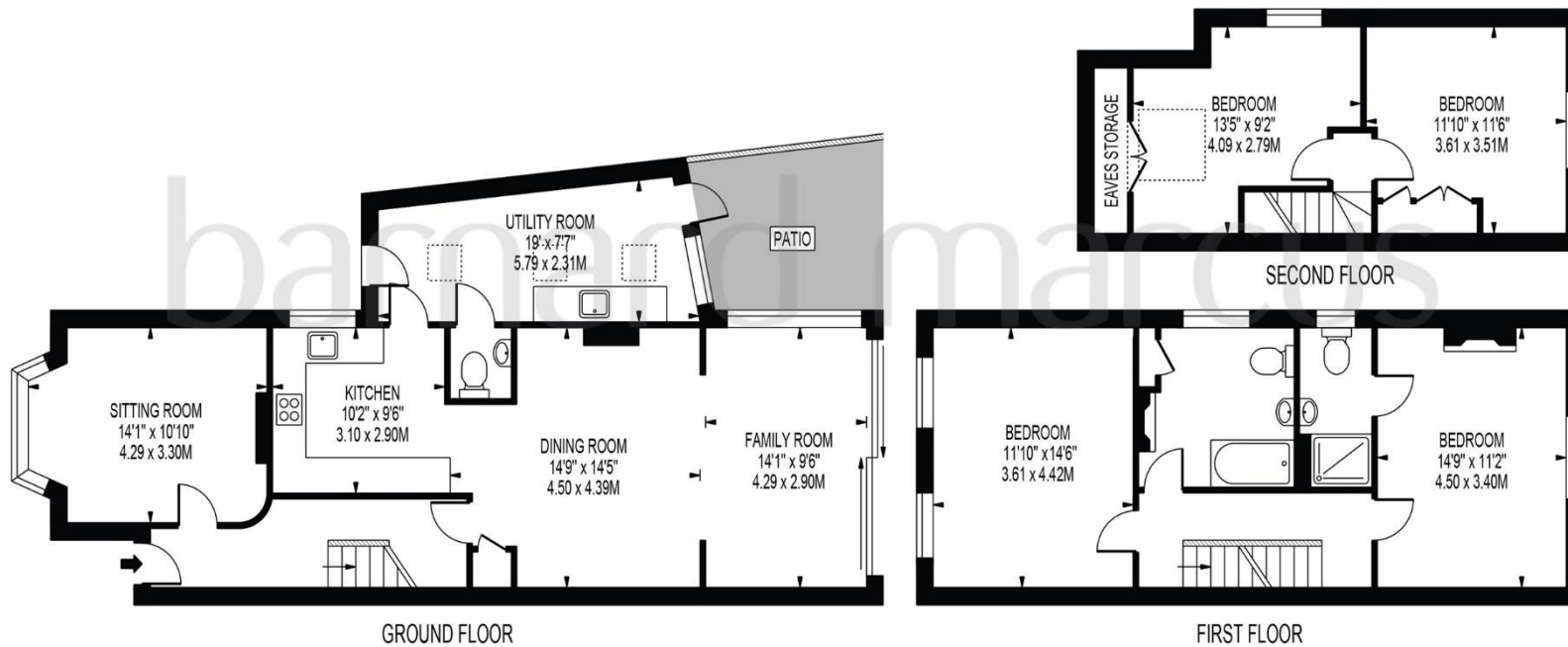


## COOMBE GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1659 SQ FT - 154.17 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 18 SQ FT - 1.68 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.

We are proud to present this substantial, four-bedroom, semi-detached family home, nestled in a quiet corner of the increasingly popular Beverley park region of New Malden. This property offers spacious, well-appointed accommodation arranged over three floors and provides a beautifully light and airy open plan kitchen, dining family room to the ground floor. On approach this property benefits from two off street parking spaces, an attractive façade and side access. Upon entering the property, there is a welcoming hallway leading to a bay-fronted sitting room. Continue further to an open plan dining room, family room complete with dual aspect sliding doors leading to a large secluded private rear garden.

Further elements include, a well-appointed, modern, fitted kitchen and the addition of a substantial utility room and downstairs WC to side. In addition, this property has modern radiators, double glazing, and the benefit of exceptional floor to ceiling height, providing a large family space complimented by the architectural design of the dual aspect sliding panes.

Continue to the first floor is a substantial double bedroom at the rear of the property, benefitting from the addition of an ensuite shower room, a substantial family bathroom and two further bedrooms.

Continue to the second floor are a further two double bedrooms with ample natural light and storage.

In summary, this is a lovely period family home, with well-balanced accommodation, a large frontage and substantial private rear garden with the addition of secure rear access.

Early viewings come highly recommend.

welcome to

## Coombe Gardens, New Malden

- Substantial Private Rear Garden
- Open Plan Kitchen
- An Attractive Façade
- Dual aspect Sliding Doors
- Double Glazing

Tenure: Freehold EPC Rating: D

guide price

**£925,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107070](https://barnardmarcus.co.uk/Property/NML107070)



Property Ref:  
NML107070 - 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://barnardmarcus.co.uk)**