



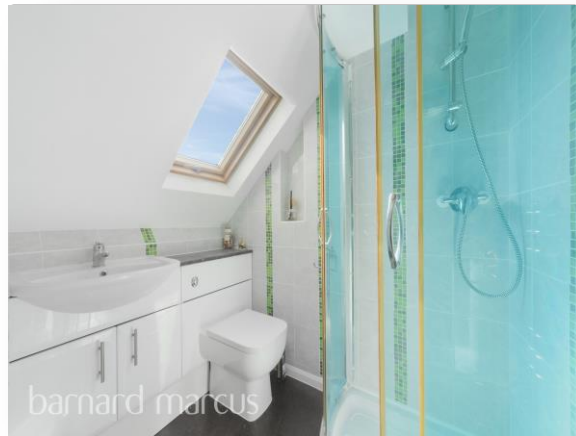
**The Crescent, New Malden KT3 3LE**



**welcome to**

**The Crescent, New Malden**

Ideally situated for numerous sought-after school catchments, this fully extended, light and spacious, well-appointed family home offers a large open plan reception with a full-width rear extension; modern fully fitted kitchen with direct access to a north east facing private rear garden.

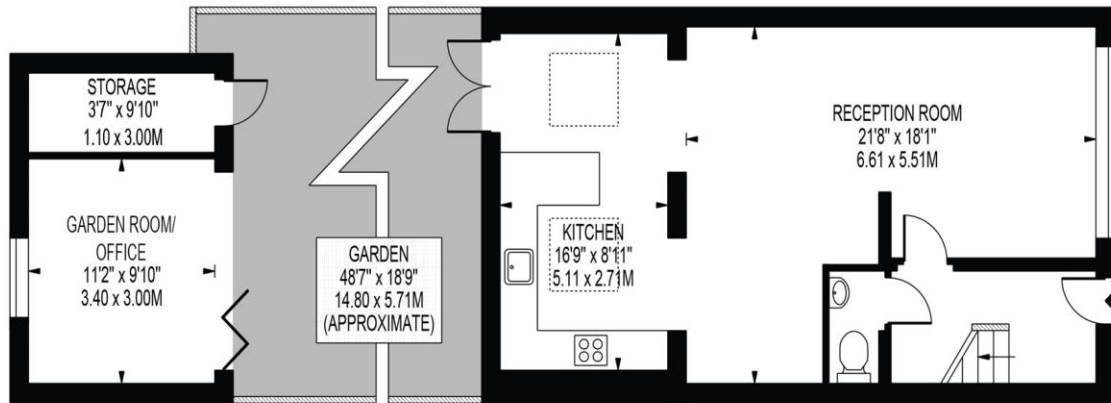
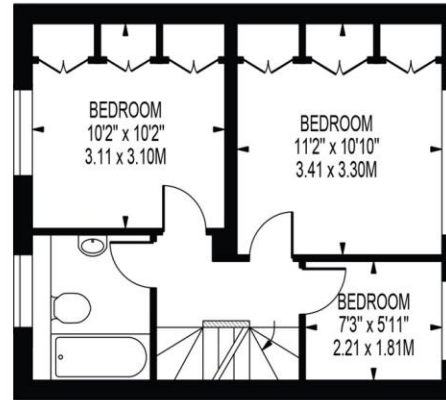
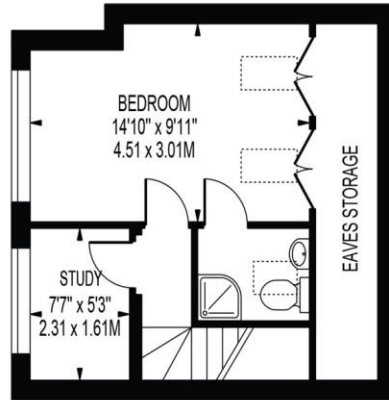


## THE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1251 SQ FT - 116.22 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING GARDEN ROOM/OFFICE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 64 SQ FT - 5.94 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM/OFFICE & STORAGE: 110 SQ FT - 10.20 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.

Ideally situated for numerous sought-after school catchments, this fully extended, light and spacious, well-appointed family home offers a large open plan reception with a full-width rear extension; modern fully fitted kitchen with direct access to a north east facing private rear garden. Complete with modern high specification home office to the rear of the garden. Benefitting from the addition of modern solar panels.

There is also a downstairs WC and an abundance of natural light throughout the ground floor.

Continue to the first floor are a further two generous double bedrooms, complete with built-in wardrobes a family bathroom and single third bedroom.

Continue to the second floor is an impressive master bedroom with en-suite shower room, retained eaves storage and a separate study.

welcome to

## The Crescent, New Malden

- Solar Panels
- North East Facing Private Rear Garden
- 3 Double Bedrooms
- Built-in Wardrobe
- Numerous School Catchments
- Close Proximity To Kingston Hospital (Approx. 15 Minutes)
- National Rail and Transport Links (Approx. 20 Minutes Journey To Central London)
- North-East Facing Garden

Tenure: Freehold EPC Rating: C

guide price

**£850,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106811](https://barnardmarcus.co.uk/Property/NML106811)



Property Ref:  
NML106811 - 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 buyer's 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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