



**West Barnes Lane, New Malden KT3 6HR**



**welcome to**

**West Barnes Lane, New Malden**

By design, these extremely popular, 1930's, semi-detached family homes, offer generous proportions throughout. Having been fully extended, this superb, four bedroom, family residence offers bright and spacious, ground-floor living accommodation.



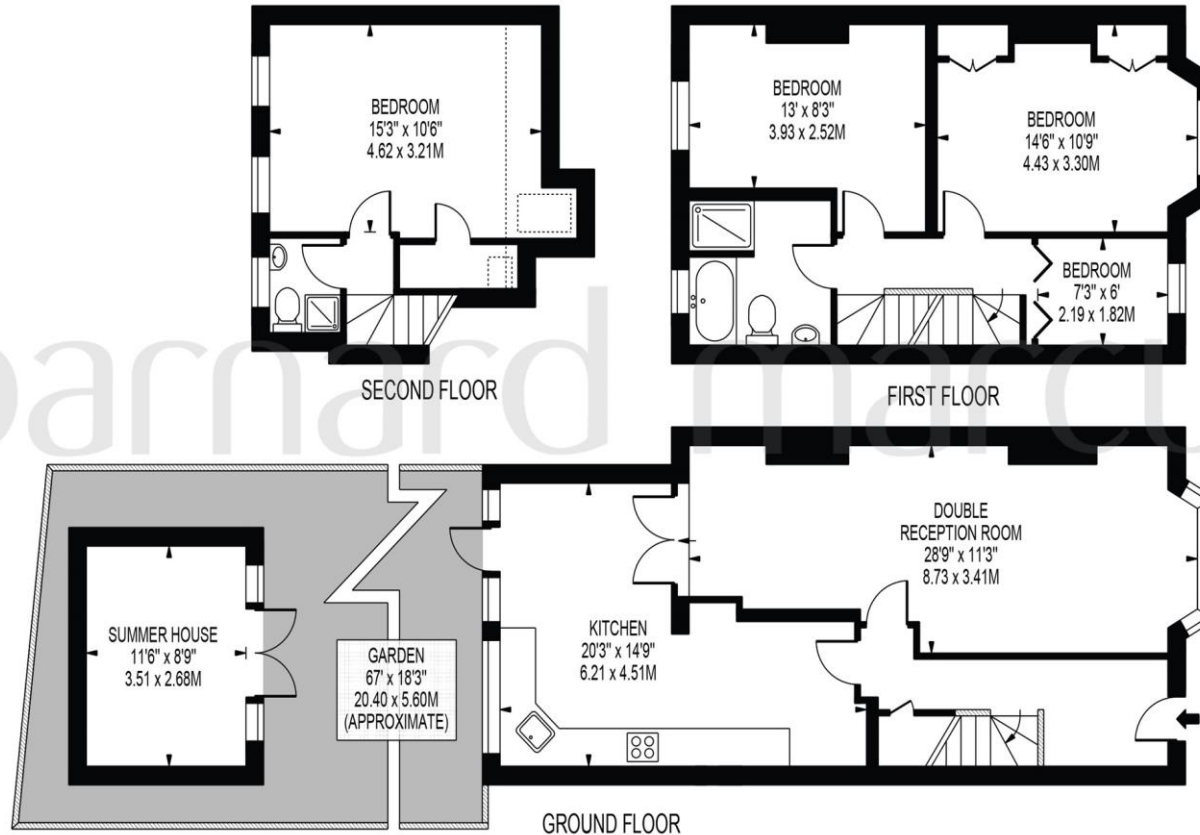
## WEST BARNES LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1300 SQ FT - 120.73 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 29 SQ FT - 2.68 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 101 SQ FT - 9.41 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.

By design, these extremely popular, 1930's, semi-detached family homes, offer generous proportions throughout. Having been fully extended, this superb, four bedroom, family residence offers bright and spacious, ground-floor living accommodation, with a bay-fronted double reception and full-width, rear extended, fully fitted kitchen. This property has direct access to a large south-west facing private rear garden and complete with summerhouse.

Continued to the first floor, are two well-proportioned double bedrooms, a smaller single third bedroom and a modern family bathroom with separate shower enclosure.

Continued further to the second floor, is a substantial master bedroom, with built-in storage, ensuite shower room and a lovely outlook over the rear of the property.

In addition, this property benefits from off-street parking, front garden, and ideally situated for access to Motpur Park Train station and equidistant to the A3 corridor and Raynes Park Train Station.

Offered to the market with no onward chain, this property is one not to be missed.

welcome to

## West Barnes Lane, New Malden

- South-West Facing Private Rear Garden
- Off-Street Parking
- No Onward Chain
- Easy Access to Motspur Park Station and A3 Corridor
- Four Bedrooms

Tenure: Freehold EPC Rating: Awaited

guide price

**£800,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106887](https://www.barnardmarcus.co.uk/Property/NML106887)



Property Ref:  
NML106887 - 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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