



**Motspur Park, New Malden KT3 6PF**



**welcome to**

**Motspur Park, New Malden**

This property is a well-proportioned three bedroom, semi-detached family residence offering an abundance of space and light arranged over two floors.

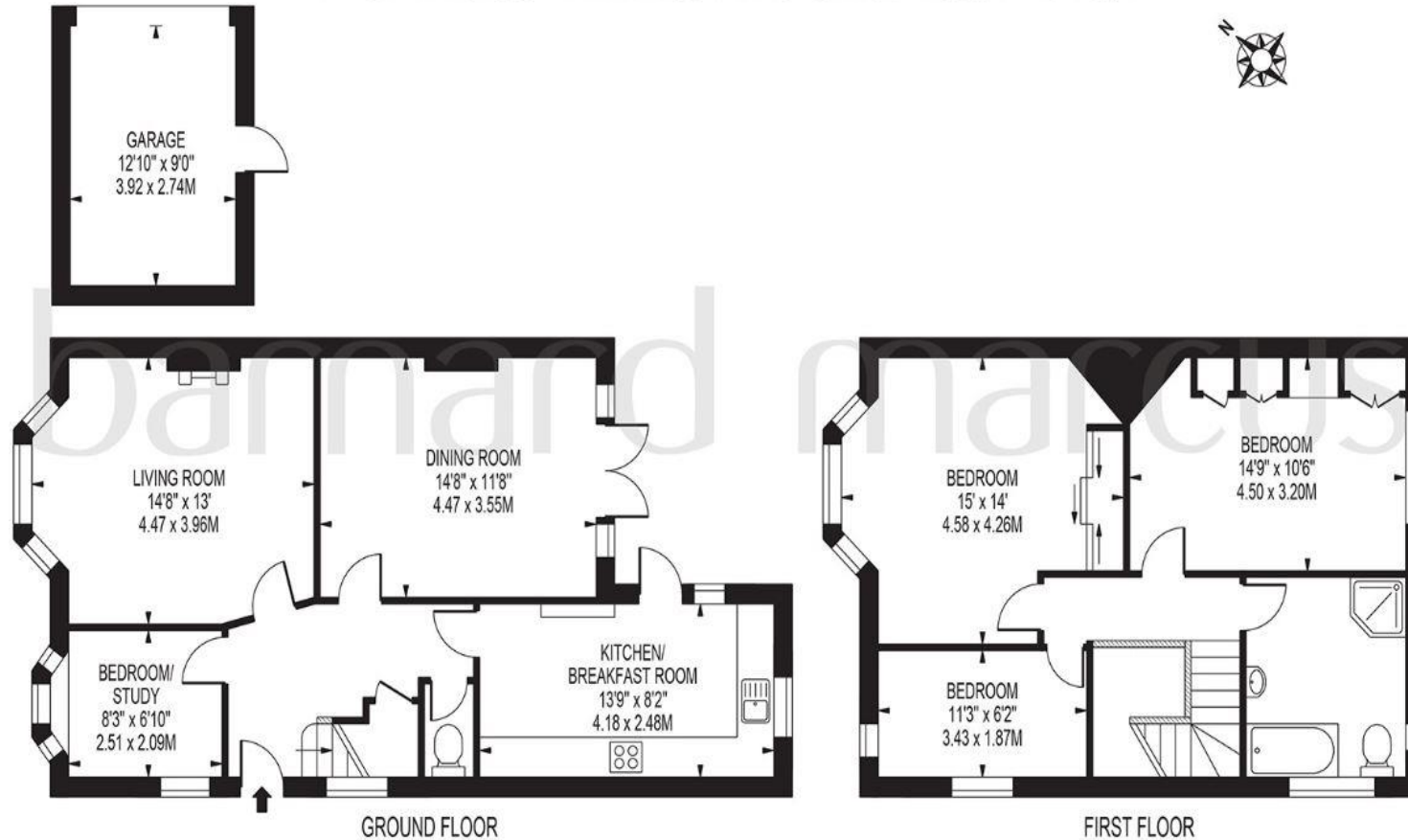


# MOTSPUR PARK, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1278 SQ FT - 118.72 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 116 SQ FT - 10.74 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.

This property is a well-proportioned three bedroom, semi-detached family residence, offering an abundance of space and light arranged over two floors.

This family home comprises of two separate reception rooms to the ground floor; one of which is looking out onto the beautiful secluded private rear garden.

There is a separate study/bedroom, downstairs WC and a fully fitted kitchen.

Continue to the first floor are two large double rooms, both with ample built-in storage, a third bedroom and a larger than average family bathroom.

Additional benefits include large frontage to park multiple vehicles, separate garage to side with private side access, gas fired central heating and double glazing.

This property offers an exciting opportunity for further extension and improvement (STPP) whilst being located in the heart of Motspur Park with easy access to local amenities, National Rail and A3 Corridor.

Internal viewings are highly recommended!

welcome to

## Motspur Park, New Malden

- Semi-detached
- 3 / 4 Bedrooms
- Separate Garage
- Private Secluded Garden
- Sort After Locality

Tenure: Freehold EPC Rating: E

# £850,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107166](https://www.barnardmarcus.co.uk/Property/NML107166)



Property Ref:  
NML107166 - 0002

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