



The Grange, New Malden, KT3 6NY

welcome to

The Grange, New Malden

This rarely available, four bedroom, mid-terraced, family home, offers much more than most, with wealth of space throughout- arranged over two floors. Ideal for large families, this property is finished to a high specification, with the added benefit of both a secluded front and rear garden.



The Grange KT3

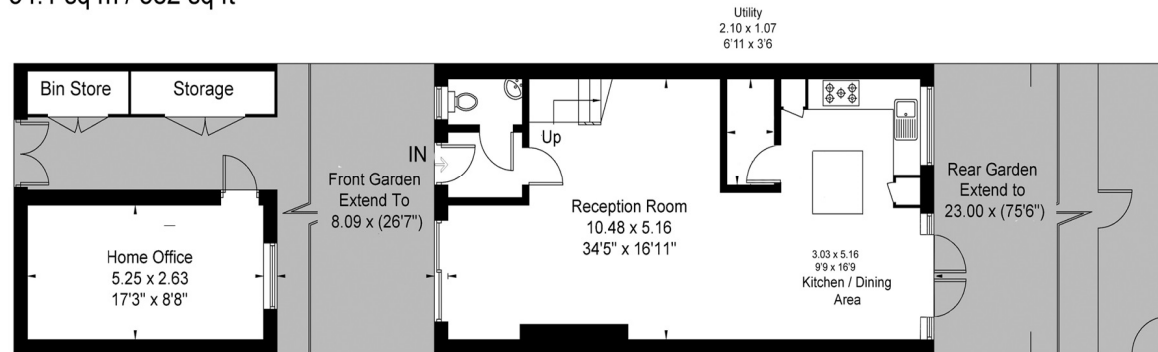
Approximate Gross Internal Area = 108.2 sq m / 1164 sq ft

Home Office = 18.5 sq m / 199 sq ft

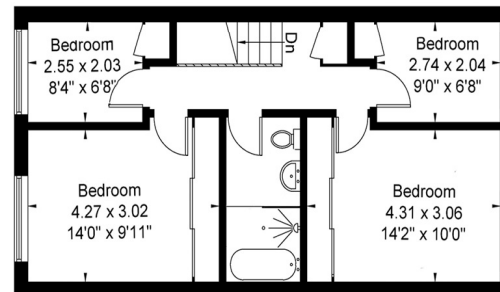
Total = 126.7 sq m / 1363 sq ft



Ground Floor 54.1 sq m / 582 sq ft



Home Office 18.5 sq m / 199 sq ft



First Floor 54.1 sq m / 582 sq ft

This rarely available, four bedroom, mid terraced, family home, offers much more than most, with a wealth of space throughout- arranged over two floors. Ideal for large families, this property is finished to a high specification, with the added benefit of both a secluded front and rear garden.

Falling within sought-after catchment areas, this property is both light and spacious with a well-proportioned open plan reception/ diner, with separate utility room and downstairs cloak room, and the addition of a home office.

Further benefits include: gas- fired central heating, double glazed throughout, generously proportioned bedrooms, a modern bathroom and bespoke fully fitted kitchen complete with utility room.

With easy access to Motspur Park Station and A3 corridor, this property is one surely not to be missed.

www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

welcome to

The Grange, New Malden

- Ideal For Large Families
- Sought- After School Catchments
- Double Glazed
- Light And Spacious
- Gas Fired Central Heating
- Fully Fitted Kitchen
- Easy Access to Motspur Park Station & A3 Corridor

Tenure: Freehold EPC Rating: C

offers in excess of

£749,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107137



Property Ref:
NML107137 - 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 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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