



Queens Road, New Malden, KT3 6BY

welcome to

Queens Road, New Malden

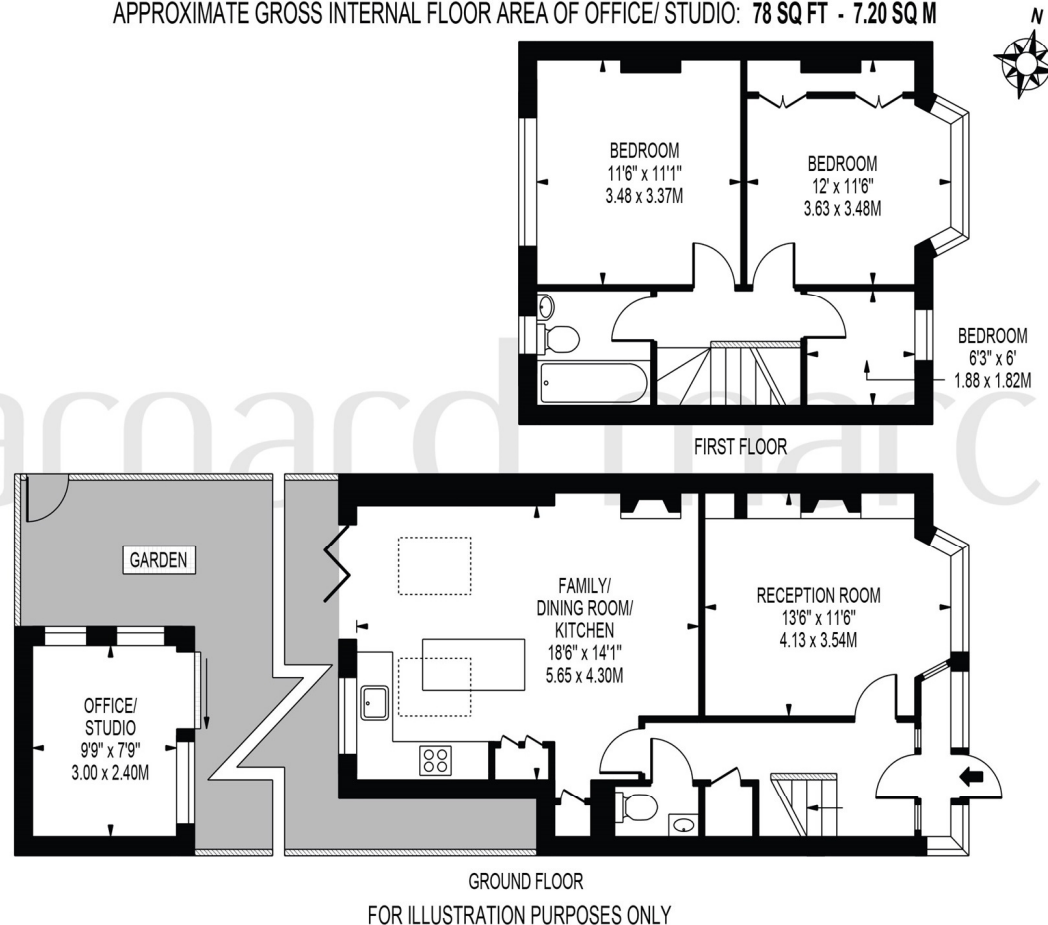
We're delighted to offer this larger than average beautifully presented, three bedroom family home. This property has well balanced accommodation arranged over two floors with a large bay fronted reception, downstairs WC and a beautifully designed full width rear extension.



QUEENS ROAD, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 909 SQ FT - 84.48 SQ M
(EXCLUDING OFFICE/ STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE/ STUDIO: 78 SQ FT - 7.20 SQ M



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're delighted to offer this larger than average beautifully presented, three bedroom family home. This property has well balanced accommodation arranged over two floors with a large bay fronted reception, downstairs WC and a beautifully designed full width rear extension with a bespoke fully fitted kitchen complete with island, space for a dining table and reception area.

This well-designed rear extension is enhanced with both skylights and bi-folding doors leading to a decked patio area, well maintained garden and fully insulated out-building / home office and the addition of secure rear access. Continue to the first floor are two further generous rooms, a smaller third bedroom and stylishly decorated family bathroom.

This property is ideally situated on a parking controlled residential road falling within the sought after Burlington School catchment area. Equally has an attractive vista looking over the green spaces of the parkland. Further benefits include fully double glazed, modern gas fired central heating and future scope to extend to the loft STPP.

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- Three bedroom family home
- Private well-maintained rear garden
- Out building / home office
- Ideal location
- Future scope to extend STPP
- Downstairs WC

Tenure: Freehold EPC Rating: C

guide price

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107409



Property Ref:
NML107409 - 0007

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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