



**Malden Road, New Malden, KT3 6AH**



**welcome to**

**Malden Road, New Malden**

We're delighted to offer this fully extended substantial four double bedroom detached family residence. Benefitting from a substantial south facing rear garden, large block paved frontage to park several vehicles with the additional benefit of an integral garage to the side.



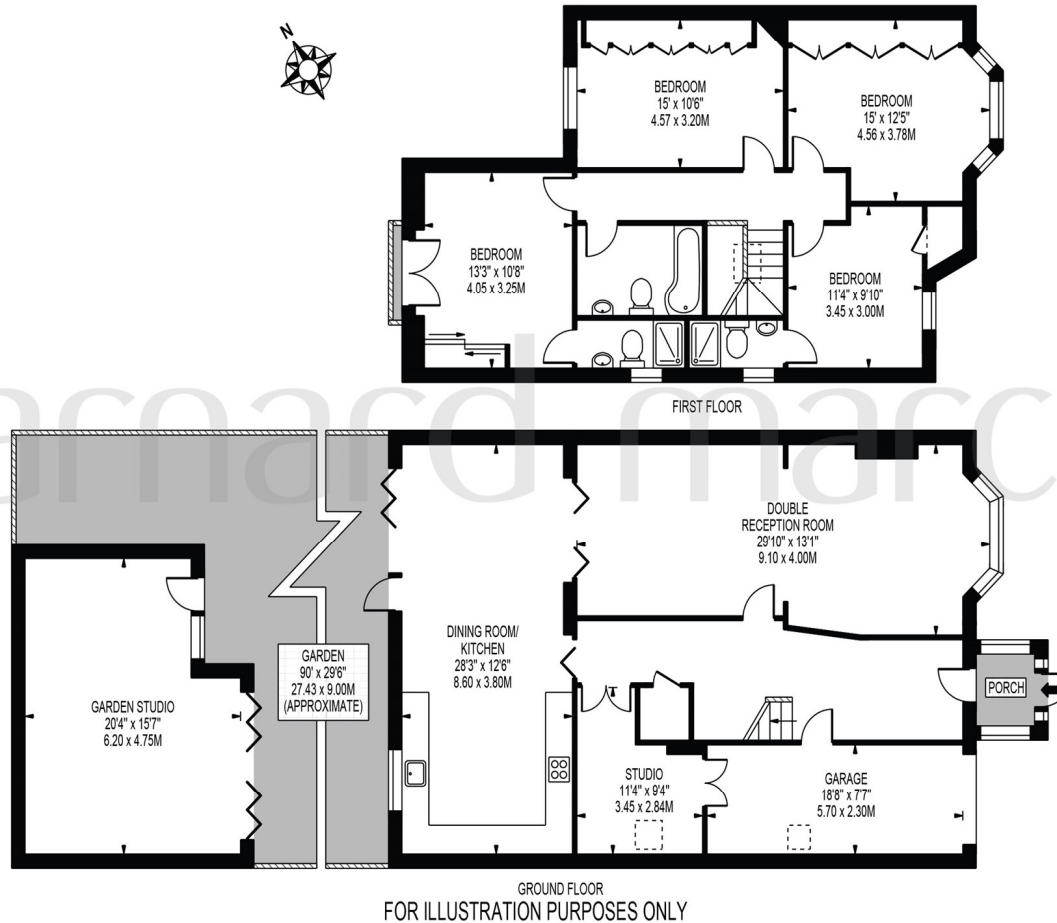
## MALDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1867 SQ FT - 173.44 SQ M

(EXCLUDING GARAGE & GARDEN STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 141 SQ FT - 13.11 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN STUDIO: 291 SQ FT - 27.01 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 fully extended substantial four double bedroom detached family residence. Benefitting from a substantial south facing rear garden, large block paved frontage to park several vehicles with the additional benefit of an integral garage to the side and a large fully insulated studio to the rear of the garden.

Upon approach there is a high-quality block paved frontage bordered with shrubs. Upon entry there is a larger than average hallway, generous double reception leading to a full width rear extended breakfast room complete with fully fitted bespoke kitchen all with high quality components with the addition of a large utility room and dual access to the internal garage.

Continue to the first floor are further four double bedrooms, two ensuite shower rooms to both the master and front bedroom. A beautifully presented family bathroom and two further bedrooms all complete with built in wardrobes.

This property has undergone extensive renovation and extension to provide a well-proportioned, light and spacious detached family home. Complete with a 90ft west facing rear garden and outbuilding, what more could you ask for!

welcome to

## Malden Road, New Malden

- Four Double Bedroom Detached Home
- Open Plan Living Accommodation
- Two Ensuite Shower Rooms
- Large Utility Room
- 90ft West Facing Rear Garden

Tenure: Freehold EPC Rating: C

guide price

**£1,200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107252](https://barnardmarcus.co.uk/Property/NML107252)



Property Ref:  
NML107252 - 0004

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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