



**Haddon Close, New Malden, KT3 6DP**



**welcome to**

## **Haddon Close, New Malden**

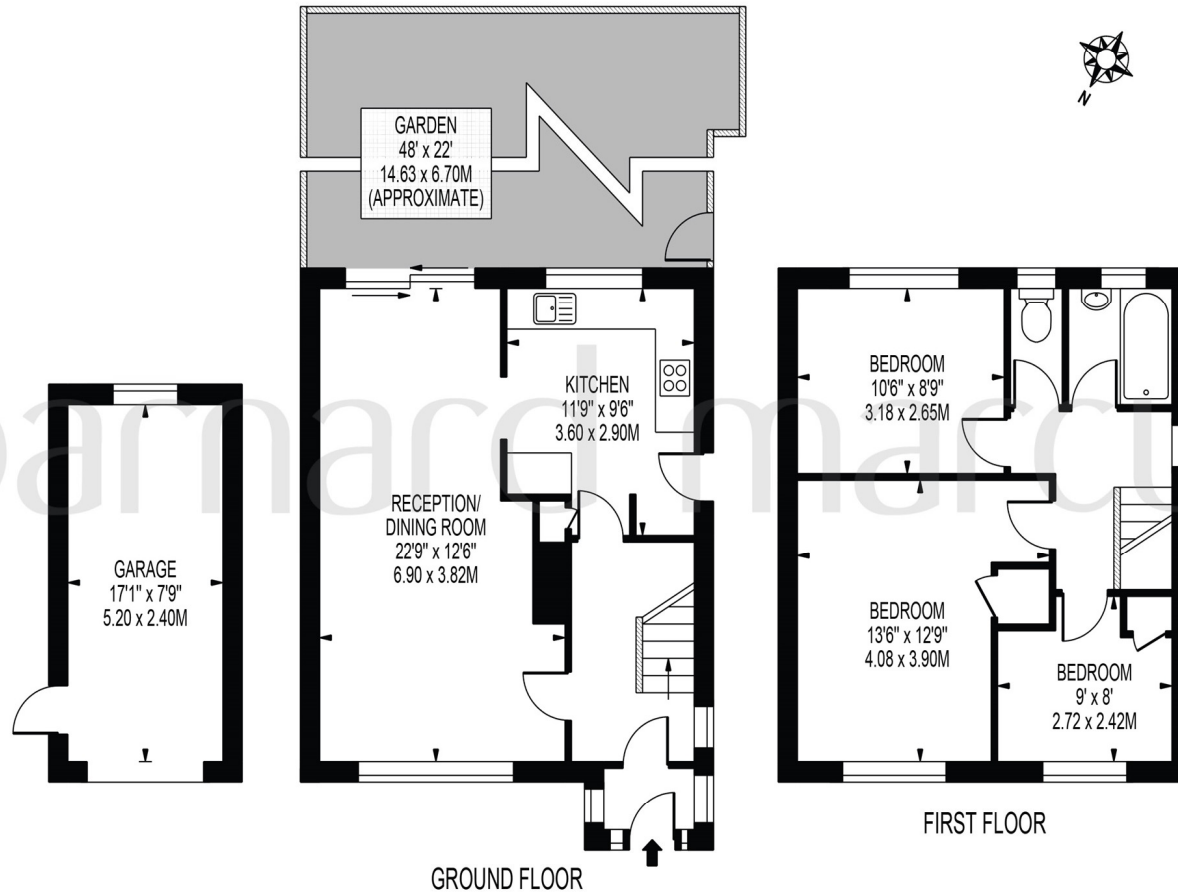
This rare to the market well-proportioned three-bedroom semi-detached family home located in the increasingly popular home zone region of New Malden. The property occupies a larger than average plot boasting the largest driveway within the close and a separate private garage.



## HADDON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.44 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 134 SQ FT - 12.48 SQ M



GROUND FLOOR

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 rare to the market well-proportioned three-bedroom semi-detached family home located in the increasingly popular home zone region of New Malden. This property occupies a larger than average plot boasting the largest driveway within the close, a separate private garage and future potential to extend (STPP).

Upon approach there is a large paved driveway to park two / three cars comfortably. The property has a double-glazed storm porch leading into a light and airy hallway accessing a modern fully fitted kitchen with ample units and side access. There is a large through reception dining room with sliding doors leading out onto a paved patio area access to the detached garage and secluded south facing private rear garden. Continue to the first floor are a further three bedrooms, family bathroom and separate W/C.

Further benefits include a modern gas fired heating system, bright and airy generous room dimensions throughout and a private residential close situated off New Malden High Street.

Sold with no onward chain this is a truly special property.

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## **Haddon Close, New Malden**

- No Onward Chain
- Large Paved Driveway
- South Facing Private Rear Garden
- Detached Private Garage
- Potential to Extend (STPP)

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

guide price

**£680,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107433](https://barnardmarcus.co.uk/Property/NML107433)



Property Ref:  
NML107433 - 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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