



Barnsbury Close, New Malden, KT3 5BP

welcome to

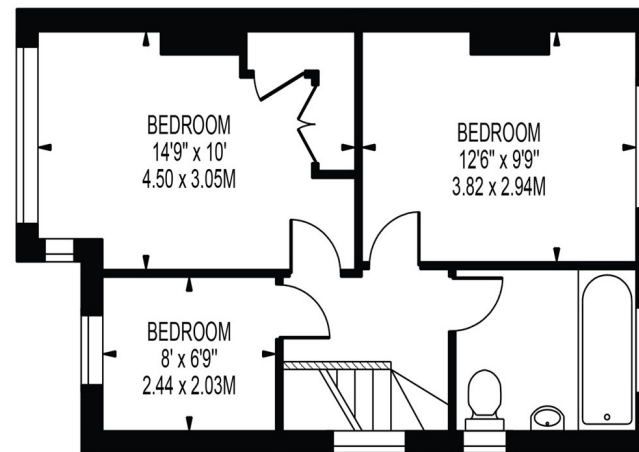
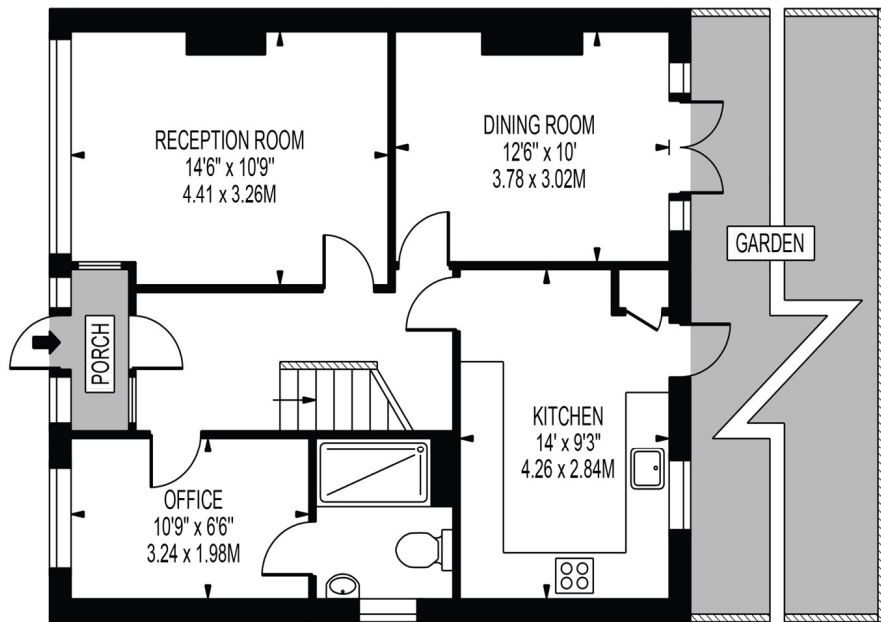
Barnsbury Close, New Malden

We are pleased to present this delightful three/ four-bedroom, two-bathroom semi-detached family home. Located in a quiet private cul-de-sac within close proximity to A3 corridor, many sought after school catchments and Berrylands & New Malden National Rail.



BARNSBURY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1101 SQ FT - 102.33 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.

Upon approach this sympathetically extended semi-detached family home benefits from a large block-paved driveway. Upon entering the property there is a convenient storm porch leading to a bright and airy hall with access to a dual-purpose office / fourth bedroom with ensuite WC & shower room.

Continue further down the hall to a large reception, separate dining room with French doors leading out onto a south-west facing private rear garden and larger than average fully extended, kitchen diner. This property is both light, spacious and modern throughout. Continue to the first floor and a further two generous bedrooms, smaller third bedroom and well-appointed family bathroom.

In addition, this property benefits from double glazing, gas fire central heating and mature established south-west facing private rear garden. Early viewing comes recommended offered to the market with no onward chain.

welcome to

Barnsbury Close, New Malden

- No Onward Chain
- Extended Three / Four Bedroom House
- South-West Facing Rear Garden
- Ensuite WC & Shower Room
- Quiet Cul-De-Sac Location

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

guide price

£695,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106956



Property Ref:
NML106956 - 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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