



**Coombe Gardens, New Malden, KT3 4AA**



**welcome to**

**Coombe Gardens, New Malden**

We are proud to present this formidable five-bedroom, mid-terraced Beverley Park family home. Providing bright and airy flexible accommodation arranged over three floors. Benefitting from a shower room on every level of this property.



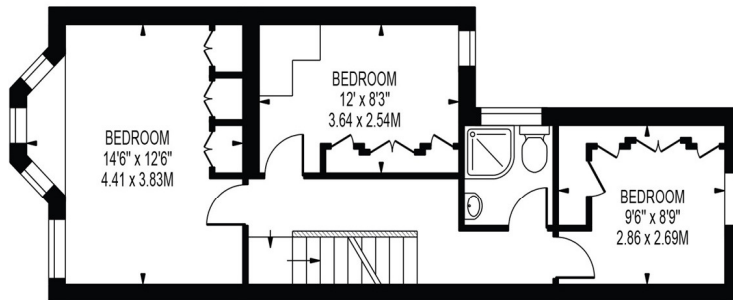
## COOMBE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1624 SQ FT - 150.84 SQ M

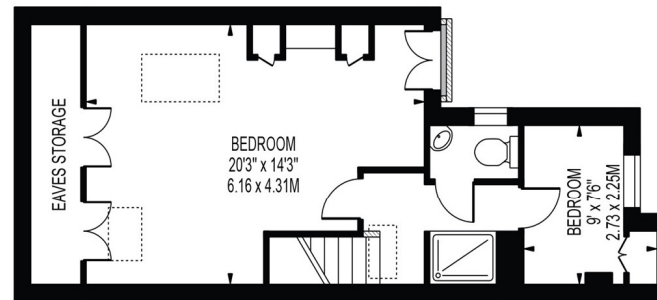
(INCLUDING EAVES STORAGE & EXCLUDING BAR)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 43 SQ FT - 3.96 SQ M

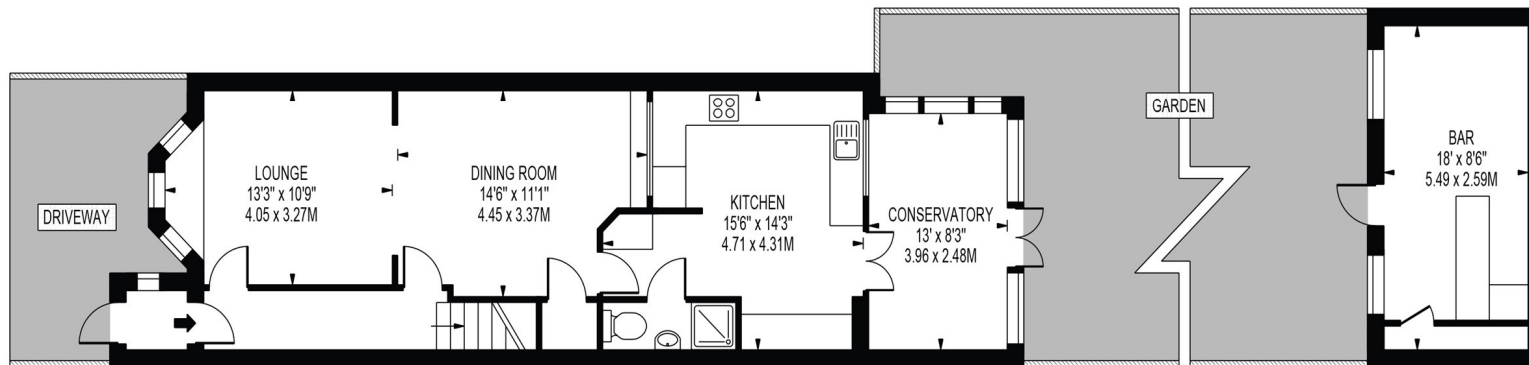
APPROXIMATE GROSS INTERNAL FLOOR AREA OF BAR: 153 SQ FT - 14.22 SQ M



FIRST FLOOR



SECOND FLOOR



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 property has been sympathetically extended to provide a large through lounge diner to front, downstairs WC and shower, modern fully fitted kitchen and modern conservatory to rear. Leading to a secluded private rear garden and fully insulated out-building complete with modern entertaining bar and top with additional space for garden utilities and storage.

Continue to the first floor are a further three double bedrooms and shower room all equipped with built-in storage. Continue further there is an impressive master bedroom complete with Juliet balcony, ample eaves-storage and built-in bed side cupboards. Continue to the rear of the top floor there is a further fifth bedroom, WC and shower.

This property benefits from two gas fired modern boilers, double glazing, neutral décor, good floor to ceiling height and an attractive curb appeal with the additional benefit of off-street parking and ideally situated within close proximity to Beverley Park, New Malden High Street & National.

Offered to the market with no onward chain.

**welcome to**

## **Coombe Gardens, New Malden**

- Five Bedroom Family Home
- Three Floor Accommodation
- No Onward Chain
- Juliet Balcony
- Fully Insulated Out- Building / Bar
- Close Proximity to Beverley Park, High Street & National Rail

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

guide price

**£950,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107136](https://barnardmarcus.co.uk/Property/NML107136)



Property Ref:  
NML107136 - 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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