



barnard marcus

Cleveland Road, New Malden, KT3 3QQ

welcome to

Cleveland Road, New Malden

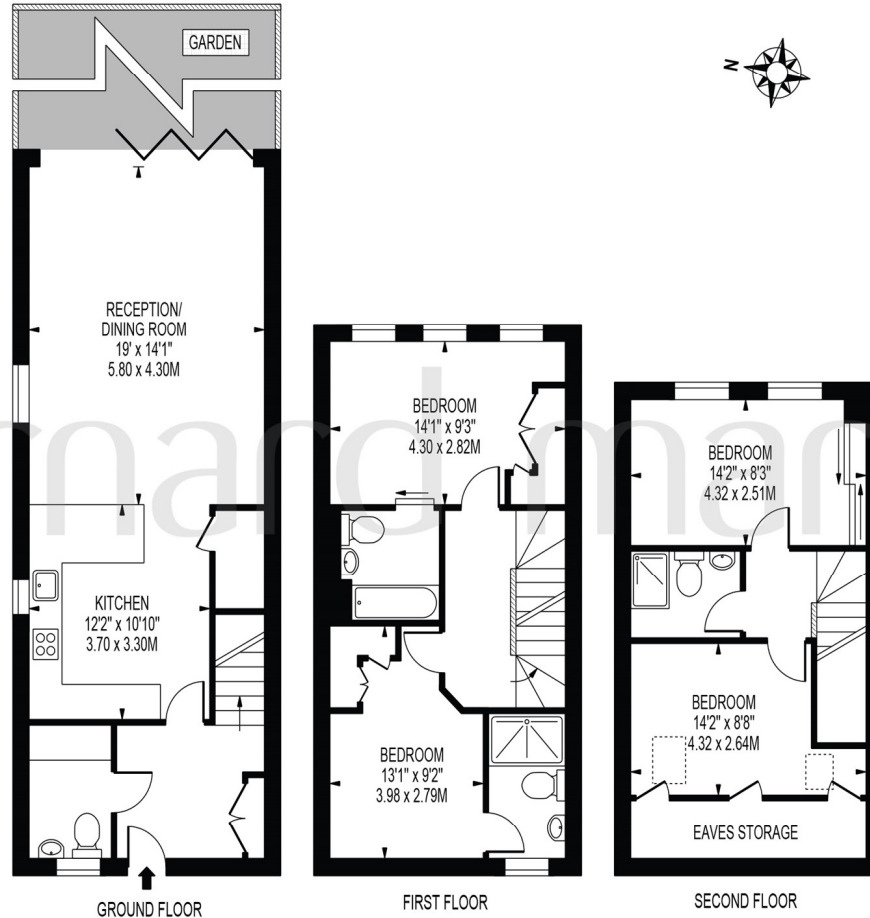
A beautiful mid terrace home offering contemporary open plan living on the ground floor, with 4 bedrooms, WC Laundry room, bathrooms and an ensuite on a further two floors.



CAVERNDISH PLACE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1327 SQ FT - 123.25 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 51 SQ FT - 4.73 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.

A beautiful mid terrace home offering contemporary open plan living on the ground floor, with 4 bedrooms, WC Laundry room, bathrooms and an ensuite on a further two floors. The design of this elegant three storey building combines both Georgian and Palladian architectural styles and is highly insulated contributing to economical running costs .

Inside, the stunning home offers multi-functional space, plenty of storage including luxury built in wardrobes to all bedrooms, further complemented by a high standard of specification including a bespoke German Leicht designer kitchen, Siemens appliances, underfloor heating to the ground floor, Cat 6 connectivity throughout and thoughtful consideration to the luxury bathroom and ensuite with Villeroy & Boch. Outside a large garden with additional paved area is accessed via lounge bi-fold doors. The front of this exclusive home has private off street parking and infrastructure for electric vehicle charging points.

Locally New Malden has access to a selection of excellent private and state schools, a local high street with outstanding facilities including Waitrose, Marks and Spencer and a variety of bars and restaurants. The location is ideal for commuters needing access into London by car or rail - the nearby A3 offers access to London, Kingston and Wimbledon; New Malden Rail station.

welcome to

Cleveland Road, New Malden

- Built by Award Winning Developer Aquinna Homes PLC
- 24 Minutes to Waterloo via Train
- Private Off Street Parking
- Highly Insulated Contributing to Economical Running Costs
- Final Home Remaining

Tenure: Freehold EPC Rating: Exempt

guide price

£925,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107510



Property Ref:
NML107510 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk