



barnard marcus

**Motspur Park, New Malden, KT3 6PS**



**welcome to**

**Motspur Park, New Malden**

Barnard Marcus are proud to present this exceptional five bedroom, link-detached family home, cleverly designed and extended to create a flexible living space arranged over two floors.

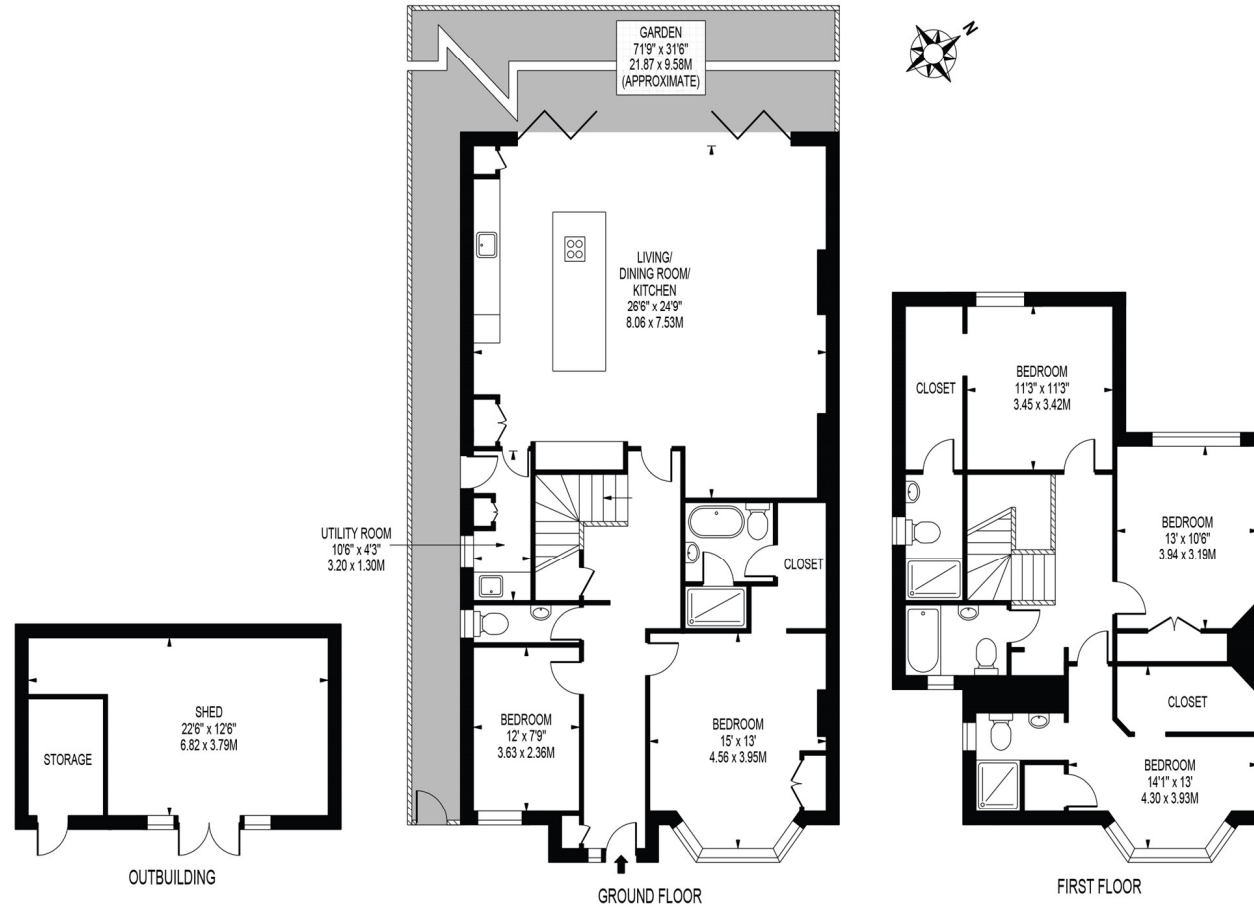


## MOTSPUR PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2051 SQ FT - 190.50 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 278 SQ FT - 25.85 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.

The ground floor offers an impressive open plan kitchen diner with a fully fitted kitchen, dining area, separate utility room and downstairs WC. This lends onto a well kept private rear garden with paved seating area and garden studio. The current master bedroom is complete with a walk in closet and luxury en-suite.

Continue to the first floor are a further three double bedrooms, two of which benefit from an en-suite shower room and walk in closet as well as a separate family bathroom.

This property is not one to be missed!

welcome to

## Motspur Park, New Malden

- Five Bedroom Family Home
- Open Plan Living
- Garden Studio
- En-Suite Shower Rooms
- Large Front Paved Driveway
- Fully Refurbished to the Highest Standard Throughout

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£1,500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107520](https://www.barnardmarcus.co.uk/Property/NML107520)



Property Ref:  
NML107520 - 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.



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