



**Barnsbury Close, New Malden, KT3 5BP**

**welcome to**

**Barnsbury Close, New Malden**

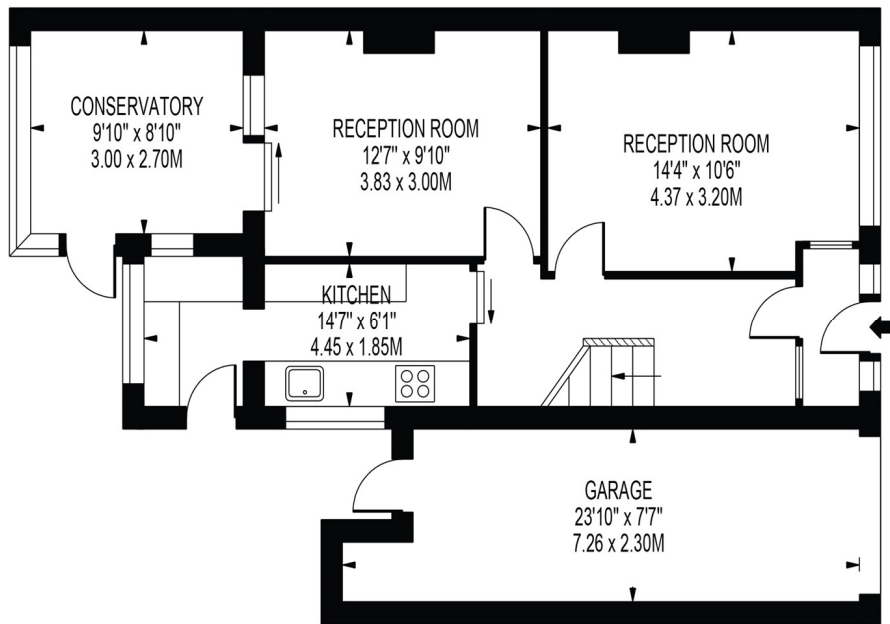
We are proud to present this bright and spacious, 3 bedroom, semi-detached, freehold house located in a quiet private cul-de-sac within multiple sort after school catchments and easy access to local amenities & public transport links.



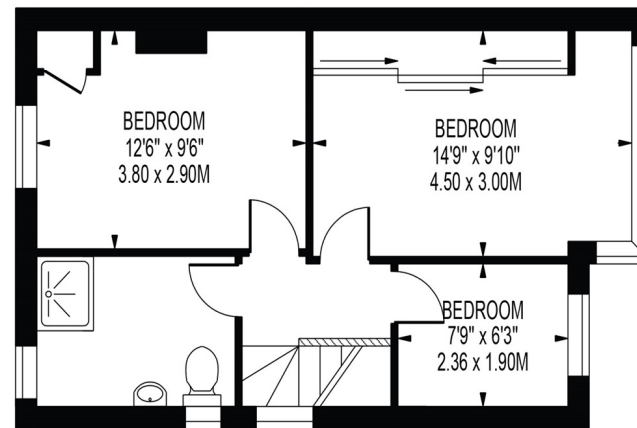
## BARNSBURY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1021 SQ FT - 94.85 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 165 SQ FT - 15.33 SQ M



GROUND FLOOR



FIRST 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.

We are proud to present this bright and spacious, 3 bedroom, semi-detached, freehold house located in a quiet private cul-de-sac within multiple sort after school catchments and easy access to local amenities & public transport links.

Upon approach this attractive home has off street parking and a large garage offering side access and ample storage or extension possibility (SSTC). The ground floor is made up of a well maintained separate front living room, separate dining room looking out onto a conservatory offering views of the beautiful, secluded private rear garden. The kitchen is immaculate and fully fitted to a modern finish having been cleverly arranged to provide a generous space.

Continue to the first floor are three generous bedrooms. Two of which are double's, both complete with ample natural light and built in storage and a third single bedroom that doubles up as home office. The family suite has recently been redecorated to accommodate a walk in shower and modern finish.

In addition, this property benefits from double glazing, gas fire central heating and huge scope for further modernisation and extension (STPP). Early viewing comes recommended offered to the market with no onward chain.

**welcome to**

## **Barnsbury Close, New Malden**

- No Onward Chain
- Off Street Parking
- Mature And Secluded Private Rear Garden
- Garage To Side With Side Access
- Quiet Cul-De-Sac Location
- Immaculately Presented Throughout

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

guide price

**£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NML107537 - 0006

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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