



California Road, New Malden, KT3 3RU

welcome to

California Road, New Malden

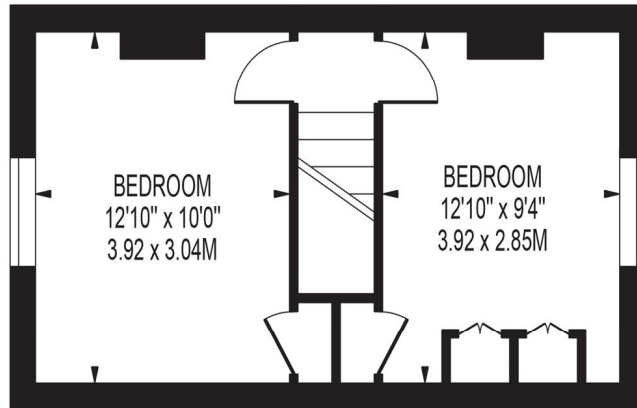
This competitively priced, two double bedroom, freehold, period cottage; offering light and spacious accommodation arranged over two floors.

This property is ideally situated with easy access to both New Malden Town Centre and Kingston Town Centre

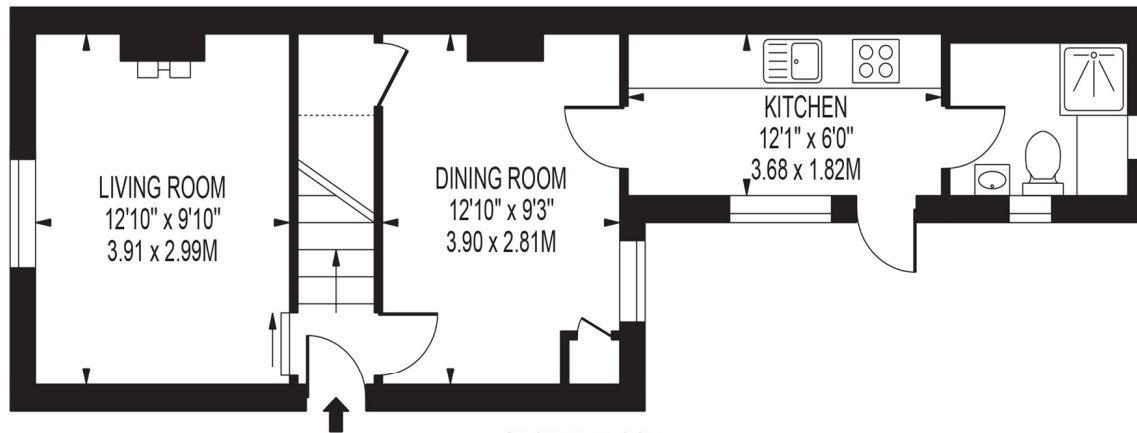


CALIFORNIA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.38 SQ M



FIRST 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 competitively priced, two double bedroom, freehold, period cottage; offering light and spacious accommodation arranged over two floors. Benefitting from a modern fitted kitchen, atypical downstairs shower room and utility.

This property lends itself to future extension both to the side and rear, whilst currently benefiting from double glazing, gas fired central heating, side access and a low maintenance, paved, private rear garden.

This property is ideally situated with easy access to both New Malden and Kingston Town Centre.

Early viewings come high recommended!

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California Road, New Malden

- Easy Access to Both New Malden & Kingston Town Centre
- Future Potential to Extend (STPP)
- Gas Fired Central Heating
- Double Glazing
- Paved Private Rear Garden

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

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107597



Property Ref:
NML107597 - 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.

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