



Ely Close, New Malden, KT3 4LG

welcome to

Ely Close, New Malden

We're delighted to offer this well-balanced Tudor influenced, three bedroom semi-detached family home. Offering larger than average accommodation arranged over two floors.

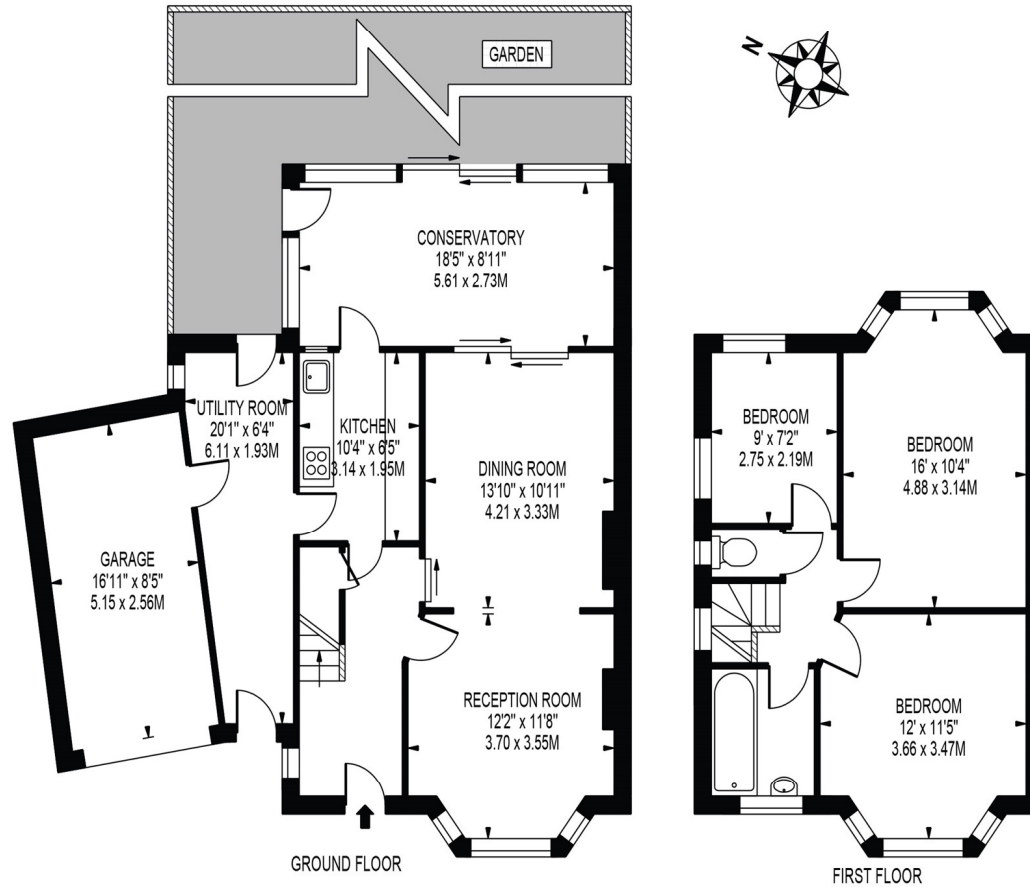


ELY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1188 SQ FT - 110.37 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 142 SQ FT - 13.18 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.

This property benefits from block paved off-street parking, the welcomed addition of a private garage to side, side access, utility room, large through-reception diner, fitted kitchen and conservatory to rear.

This property further benefits from a secluded private rear garden and complimented by neutral décor throughout, whilst still retaining future potential for future extension and improvement.

Continue further to the first floor there is a modern family bathroom and separate WC, two generous double bedrooms and a third single.

Offered to the market with no onward chain, this property is a rare treat.

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Ely Close, New Malden

- No Onward Chain
- Modern Family Bathroom
- Large Through Reception
- Located on a Quiet Cul De Sac

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

guide price

£735,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107521



Property Ref:
NML107521 - 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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