



South Lane West, New Malden, KT3 5AQ

welcome to

South Lane West, New Malden

We're excited to offer this beautifully maintained well-proportioned, three bedroom mid- terraced family home.

Offering a lovely balance of open plan ground floor living accommodation by way of a through lounge-diner and gally kitchen.

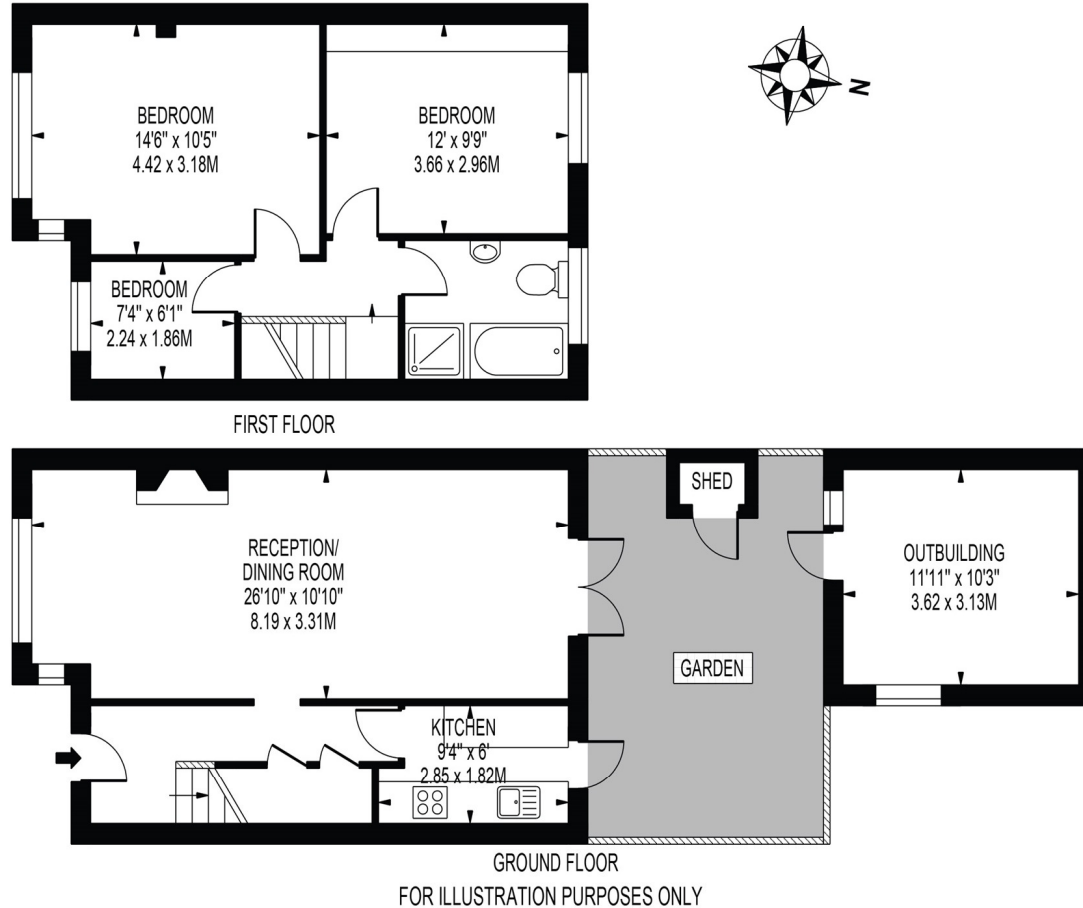


SOUTH LANE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 856 SQ FT - 79.50 SQ M

(EXCLUDING OUTBUILDING & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 122 SQ FT - 11.33 SQ M



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.

Leading onto a permanent veranda offering a lovely outside entertaining space complete with a patio and well-proportioned south facing rear garden.

In addition this property has block paved off street parking, double glazing and gas fired central heating and a large outbuilding to the rear of the garden.

Continue to the first floor are two generous double bedrooms, built in storage to the second bedroom to the rear of the property, a third single bedroom and a well-appointed family bathroom with separate shower enclosure.

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South Lane West, New Malden

- Three Bedroom Property
- Double Glazing
- South Facing Rear Garden
- Large Outbuilding at Rear of Garden
- Potential to Extend (STPP)
- Within Easy Reach of New Malden Town Centre & A3 Corridor

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

guide price

£585,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107645



Property Ref:
NML107645 - 0003

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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