



Maria Theresa Close, New Malden, KT3 5EF

welcome to

Maria Theresa Close, New Malden

We're delighted to offer this substantial five bedroom, four bathroom detached family home offering flexible living accommodation arranged over two floors.

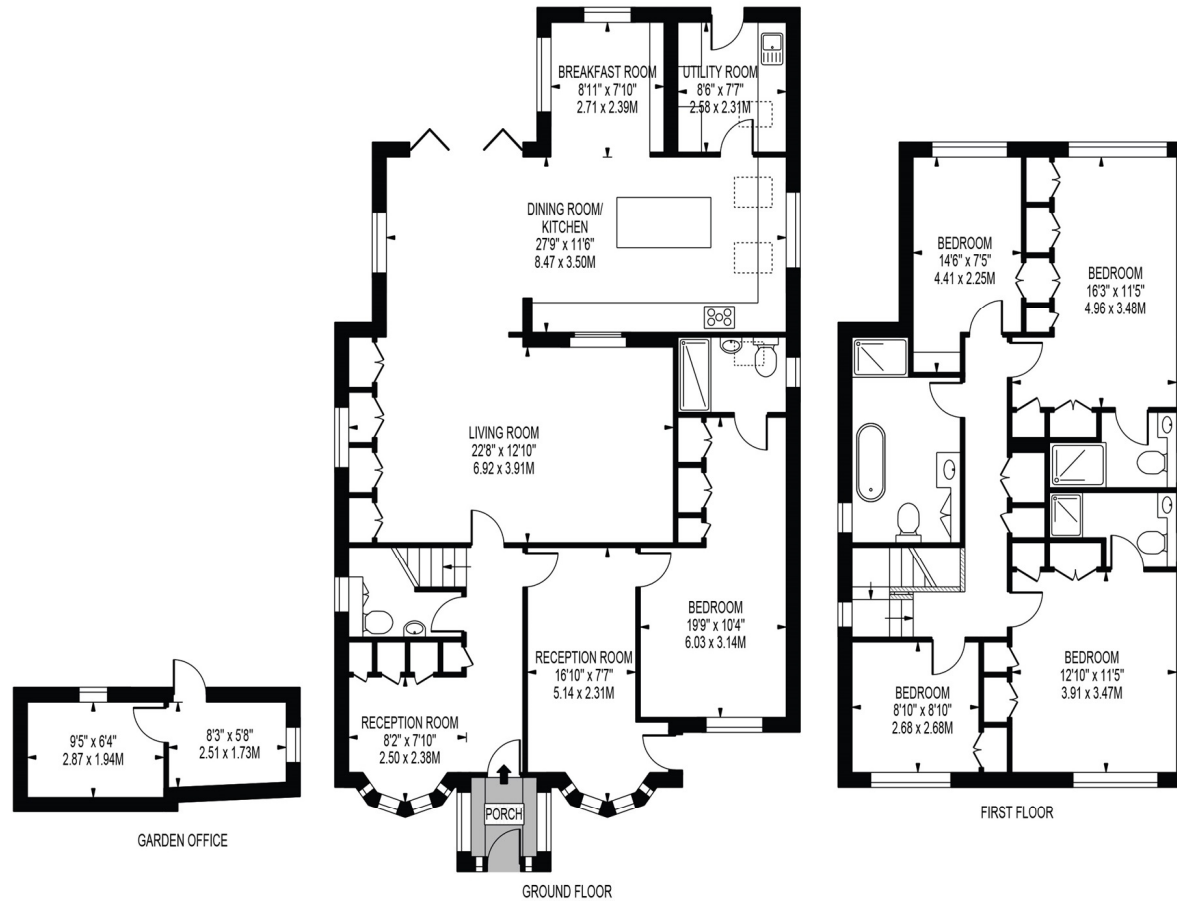


MARIA THERESA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2195 SQ FT - 203.89 SQ M

(EXCLUDING GARDEN OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN OFFICE: 106 SQ FT - 9.81 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.

Offering extensive built in storage throughout and finished to the highest of standards with all modern fitments and the addition of a garden office, off-street parking and private garden.

Further benefits include within easy reach of New Malden High Street & National rail, generous room dimensions and beautiful engineered wood flooring throughout the ground floor.

This property has superior entertaining space and will suit the most discerning buyers, early viewing comes highly advised.

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Maria Theresa Close, New Malden

- Substantial Five Bedroom House
- Open Plan Living Accommodation
- Garden Office
- Off-Street Parking
- Close Proximity to New Malden High Street & National Rail

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

guide price

£1,500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107619



Property Ref:
NML107619 - 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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