



Westbury Road, New Malden, KT3 5AN

welcome to

Westbury Road, New Malden

Having recently been renovated throughout, this well-proportioned four bedroom detached family residence occupies a super convenient location just off New Malden High Street.



WESTBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1536 SQ FT - 142.71 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 280 SQ FT - 26.00 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.

Having recently been renovated throughout, this well-proportioned four-bedroom detached family residence occupies a super convenient location just off New Malden High Street.

This property has been finished to a high specification throughout with a downstairs WC, fully fitted modern kitchen complete with breakfast bar leading to two separate receptions.

Continue to the first floor is a large master complete with shower room en-suite complete with built in storage, three further double bedrooms, a family bathroom and ample built in storage.

In addition, this property has off street parking, a large double length private garage and an established, well-proportioned garden with the up-most privacy. This property is sold with no onward chain, early viewings come highly recommended.

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Westbury Road, New Malden

- No Onward Chain
- Master Bedroom En-Suite
- Double Length Private Garage
- Well-Proportioned Rear Garden
- 0.6 Miles to New Malden National Rail
- Excellent Location to New Malden High Street

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

guide price

£975,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107293



Property Ref:
NML107293 - 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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