



Broadlands Way, New Malden, KT3 6PW

welcome to

Broadlands Way, New Malden

Located down this quiet residential cul-de-sac, this lovely 3 bedroom, semi-detached, family home occupies a substantial plot, benefiting from a large frontage, garage to side and a fabulous private rear garden.

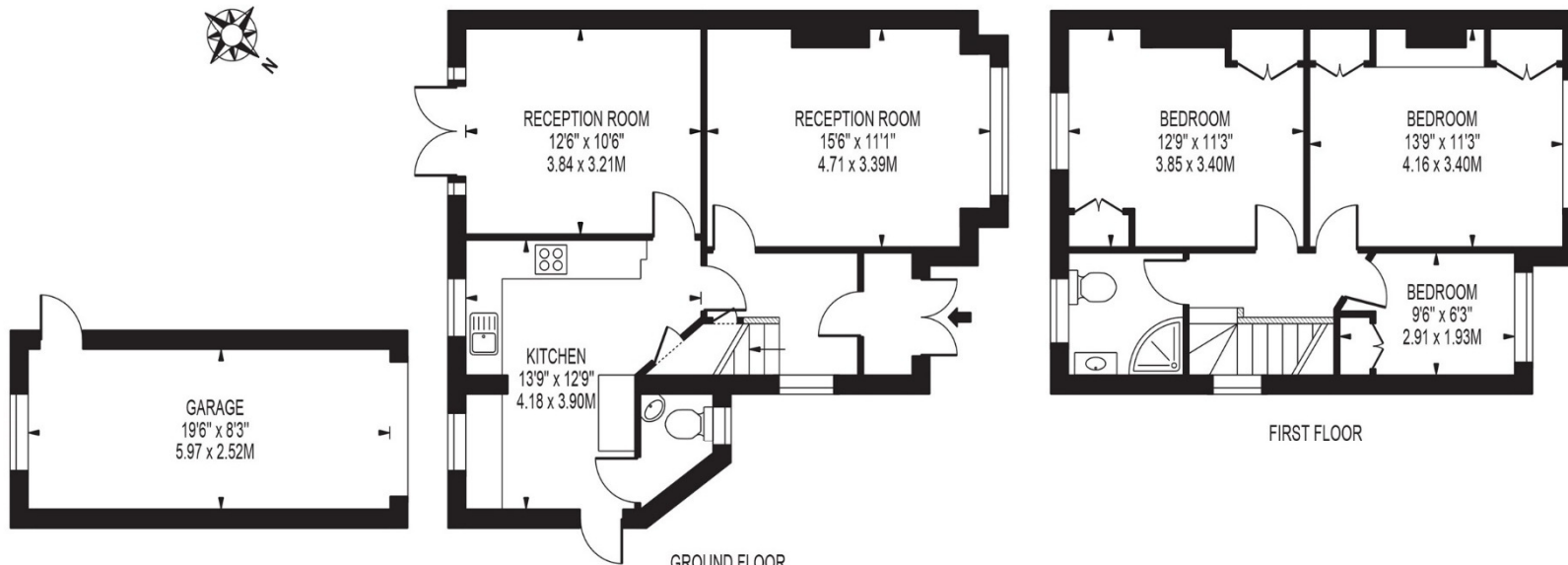


BROADLANDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1019 SQ FT - 94.65 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.04 SQ M



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.

Located down this quiet residential cul-de-sac, this lovely 3 bedroom, semi-detached, family home occupies a substantial plot, benefiting from a large frontage, garage to side and a fabulous private rear garden.

The ground floor consists of 2 separate reception rooms, downstairs WC, a bright and spacious hallway, separate fitted kitchen looking out on the impressive private rear garden complete with covered patio. Continue upstairs are 2 double bedrooms, both complete with built in storage, family shower room & single bedroom.

This property has magnificent scope and potential for future extension and adaptation subject to usual planning consent.

welcome to

Broadlands Way, New Malden

- Semi-Detached Family Home
- Garage To Side
- Large Private Rear Garden
- Quiet Cul-De-Sac Location
- Off Street Parking
- Modern Kitchen
- Two Separate Reception Rooms
- Downstairs WC

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

guide price

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML104177



Property Ref:
NML104177 - 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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