



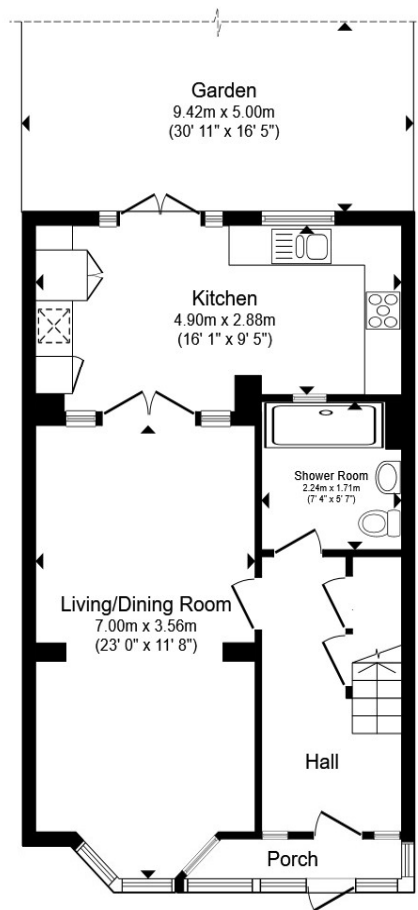
**Queens Road, New Malden, KT3 6BX**

**welcome to**

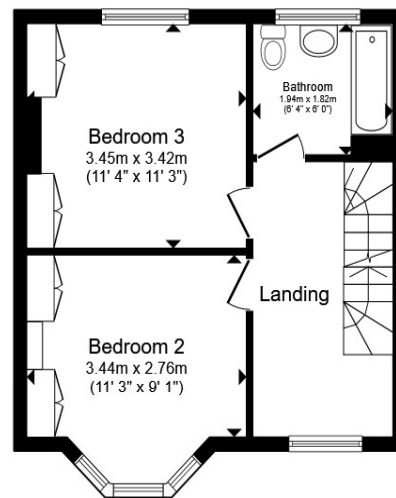
## **Queens Road, New Malden**

A well maintained three bedroom, mid-terrace family home located in the highly sought after area of New Malden is bright and spacious and offer a generous and well designed layout offered to the market with no onward chain.

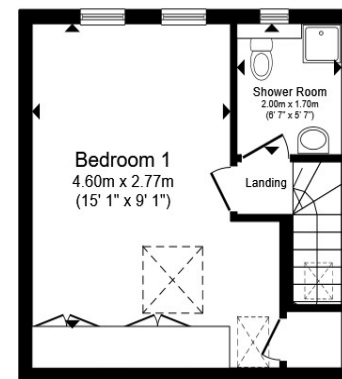




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 122.2 m<sup>2</sup> (1,315 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A well maintained three bedroom, mid-terrace family home located in the highly sought after area of New Malden is bright and spacious and offer a generous and well designed layout offered to the market with no onward chain.

On the ground floor, you are welcomed by a bright and airy through living and dining room leading through to a fully extended kitchen complete with sky lights and downstairs shower room. The garden is private and secluded and accessed through rear patio doors.

The first floor features two well-proportioned double bedrooms complete with built in storage and family bathroom. The master bedroom is found in the large loft conversion offering privacy as well as separate shower room.

Further benefits include off street parking, double glazing, gas fired central heating, close proximity to local amenities and local transport links as well as schools and parks.

welcome to

## Queens Road, New Malden

- 3 Double Bedrooms
- Chain Free
- Off Street Parking
- Ideal Location
- Well Maintained
- Three Separate Bathrooms

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

guide price

**£580,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107710](https://barnardmarcus.co.uk/Property/NML107710)



Property Ref:  
NML107710 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



46-48 High Street, NEW MALDEN, Surrey, KT3  
4EZ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**