



White Gables, California Road, New Malden, KT3 3RU

welcome to

White Gables California Road, New Malden

This property is a detached three bedroom family home located with easy access to New Malden High Street & Local Transport Links.

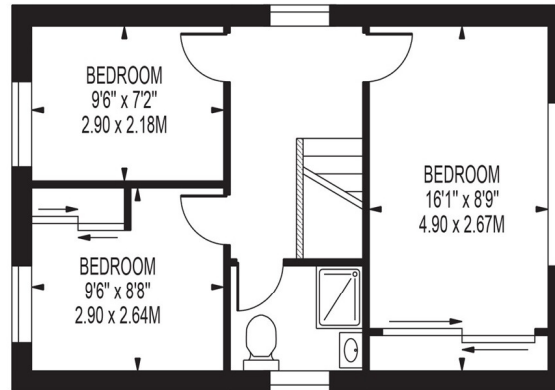


WHITE GABLES

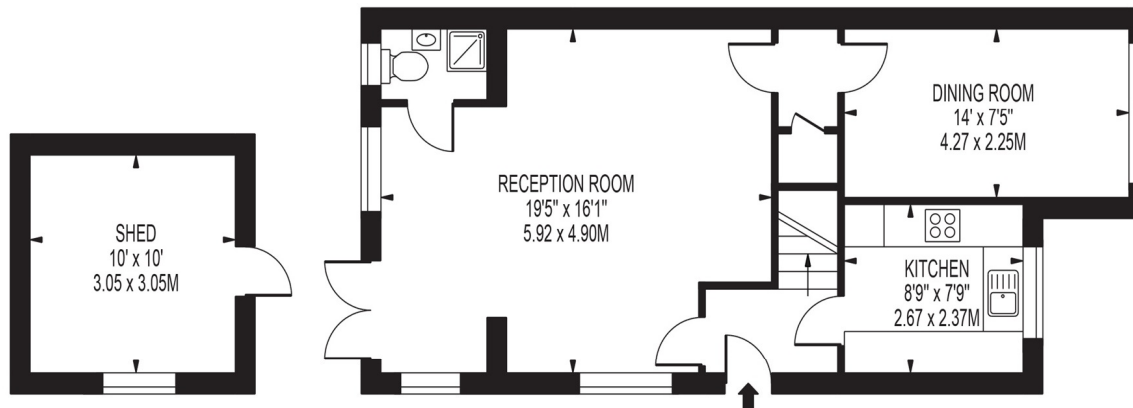
APPROXIMATE GROSS INTERNAL FLOOR AREA: 964 SQ FT - 89.59 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 100 SQ FT - 9.30 SQ M



FIRST FLOOR



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.

This property is a detached three bedroom family home located with easy access to New Malden High Street & Local Transport Links.

The ground floor consists of a separate fitted modern kitchen to the front, separate dining room, large reception room looking out onto a secluded private rear garden & downstairs WC.

Continue to the first floor are three double bedrooms with ample built in storage, a family bathroom and access to the loft space.

Additional benefits include gas fired central heating, double glazing, residents permitted parking, well maintained & within the catchment for numerous local schools.

welcome to

White Gables, California Road, New Malden

- Detached
- Three Double Bedrooms
- Modern Bathroom
- Separate Dining Room
- Secluded Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106301



Property Ref:
NML106301 - 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



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



barnardmarcus.co.uk