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Bargate Close, New Malden, KT3 6BQ



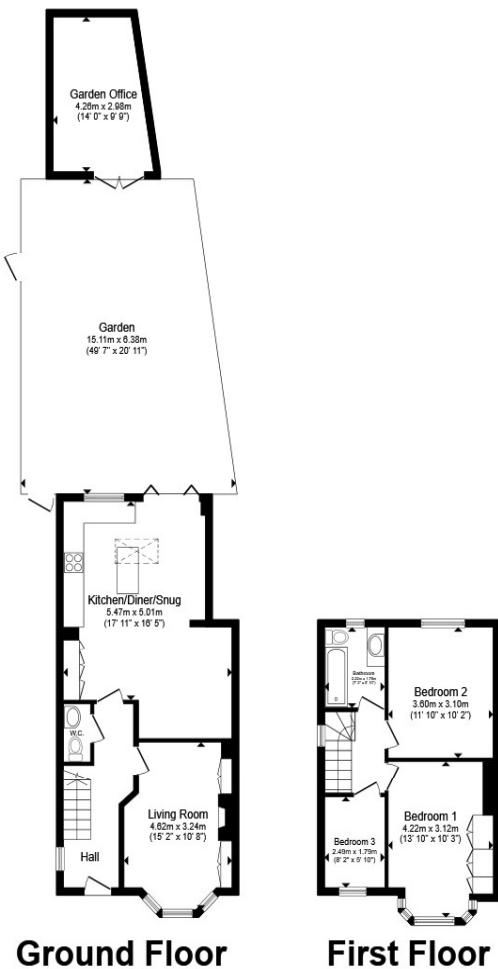
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welcome to

Bargate Close, New Malden

We're proud to deliver this incredible three bedroom, fully modernised, extended family home. Situated in this quiet residential road, this property has been beautifully uplifted with tasteful decorative improvements and design.





Total floor area 99.9 m² (1,075 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



This property has a light & spacious hallway complete with herringbone natural wood flooring and the addition of a downstairs WC, leading to a larger than average front reception benefiting from an ornate fireplace, wood panelling and the continuation of natural wood flooring providing a very chic front room.

Adventuring further to the rear of the property is a magnificent fully rear extended kitchen diner / reception with bespoke fittings, concealed utility and benefitting from a clear line of site from front to rear this is a well thought out beautifully presented entertaining space. Further benefitting from bi-folding doors leading out onto paved patio and low maintenance astro turf garden with a concealed benefit of a fully insulated modern home office / gym to the rear of the premises.

Continue further to the first floor are two large master bedrooms complete with built in storage and bay window to the front bedroom. Further along a large third with a high specification bathroom with modern tiling and vanity unit.

Additional benefits include modern gas fired central heating, sympathetic blend of contemporary and modern décor and fitments, off-street parking, side access and no onward chain.

welcome to

Bargate Close, New Malden

- No Onward Chain
- Fully Rear Extended Kitchen-Diner
- Chic Cozy Front Room
- Bi-Fold Doors
- Herringbone Natural Wood Flooring
- Insulated Modern Home Office / Gym

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£725,000



view this property online barnardmarcus.co.uk/Property/NML107770

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.



Property Ref:
NML107770 - 0002

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