



barnard marcus

**Salisbury Road, New Malden, KT3 3HZ**

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welcome to

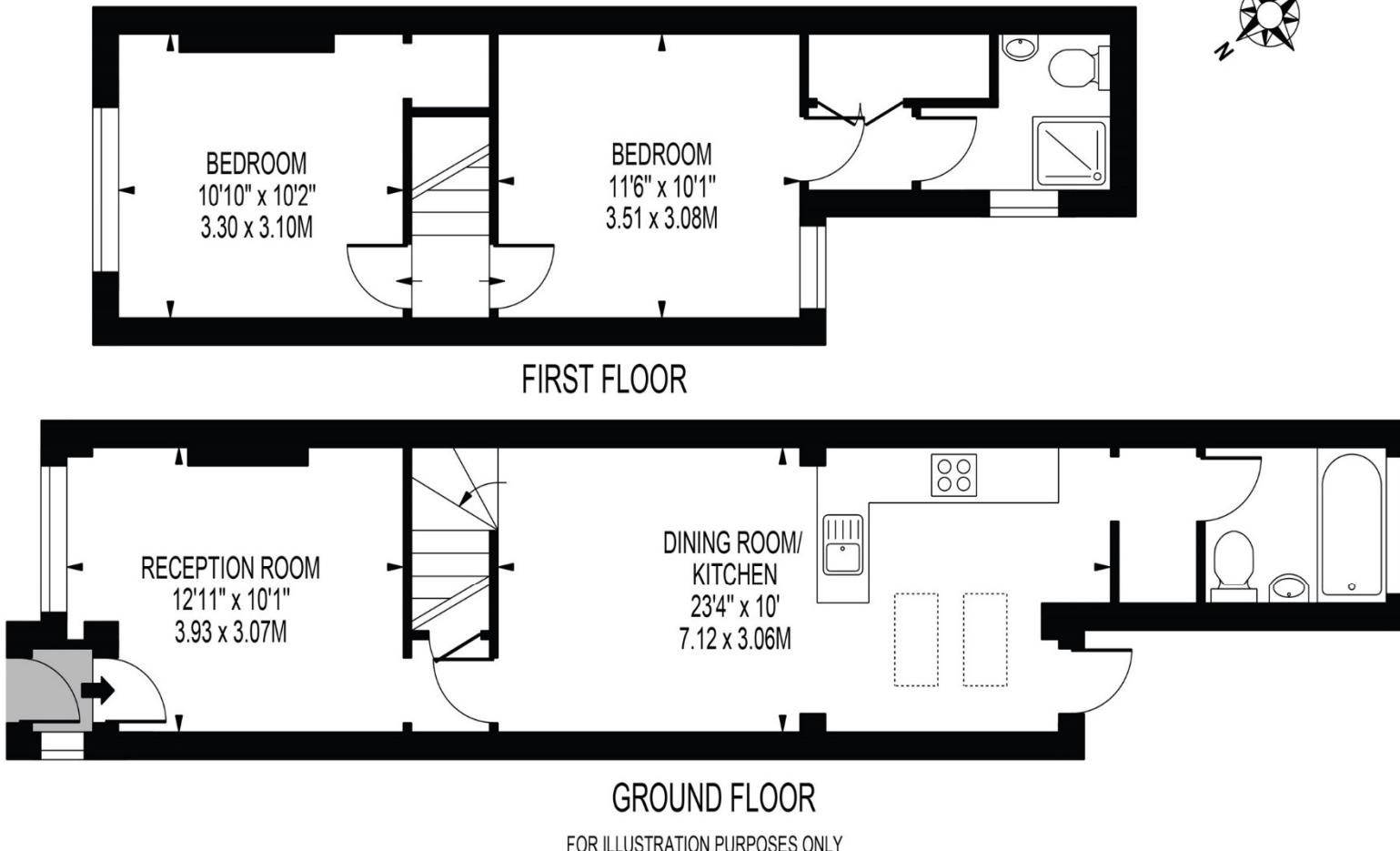
## Salisbury Road, New Malden

We are delighted to present this charming two bedroom, two bathroom cottage, tucked away down a quiet cul-de-sac in the ever popular Groves region of New Malden.



# SALISBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 775 SQ FT - 72.01 SQ M



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.

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Upon entering through a separate porch, you are greeted by a front living room that feels warm and cosy and is complete with log burner. Continue through to the modern fully fitted kitchen including convenient storage area housing the gas boiler and plumbing for a washing machine. There is space for a large dining table perfect for hosting and the addition of a downstairs bathroom. The secluded south-west facing rear garden is complete with patio area and storage shed.

To the first floor there are two double bedrooms offering ample natural light, finished to a high decorative standard with en-suite shower-room to the master bedroom.

Additional benefits include gas fired central heating, double glazing throughout, scope for further extension (SSTC) original features and full of character, separate living room, on street parking and ideally located for close proximity to New Malden High Street & National Rail.

welcome to

## Salisbury Road, New Malden

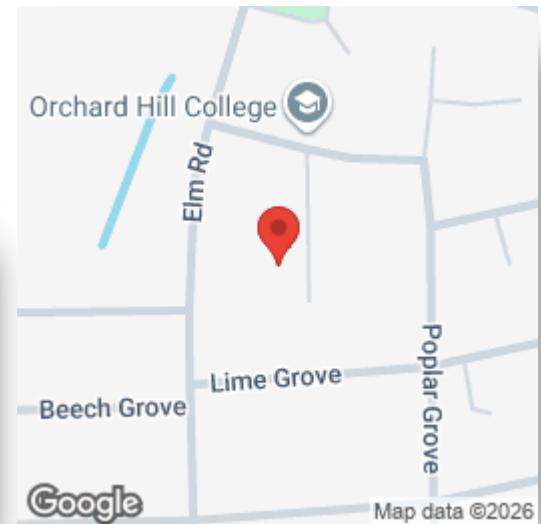
- Charming Cottage
- Two Double Bedrooms
- South West Facing Private Rear Garden
- Fully Fitted Kitchen
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£625,000**



**view this property online** [barnardmarcus.co.uk/Property/NML107774](http://barnardmarcus.co.uk/Property/NML107774)

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:  
NML107774 - 0002

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.



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