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**Beresford Road, New Malden, KT3 3RQ**

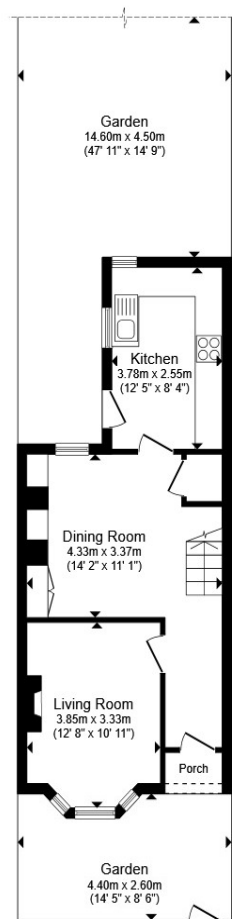


**welcome to**

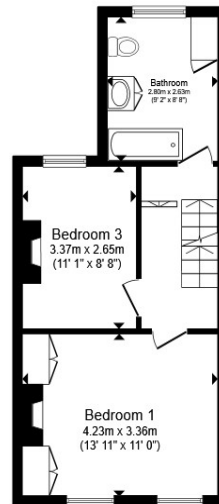
## **Beresford Road, New Malden**

Occupying one of the largest plots on this quiet residential cul-de-sac is what can only be described as an immaculately presented three double bedroom, character family home.

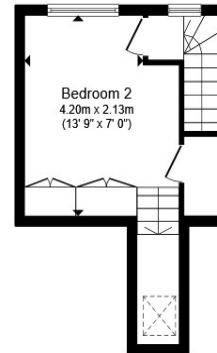




**Ground Floor**



**First Floor**



**Second Floor**



This property is steeped with a blend of period features and decorated in sympathetic contemporary fashion. Consisting of a welcoming hallway with period correct tiling on approach, a bay fronted reception to front complete with feature fireplace and high quality hard-wood flooring. Continue to the rear of the property is an open plan family dining room, leading onto a modern bespoke fully fitted kitchen with ample storage and ergonomic design.

To the rear of the property is a beautifully presented, large secluded private rear garden complete with paved patio and seating area to the rear of the garden.

Continue to the first floor, a larger than average family bathroom, a large second bedroom with ample light complete with feature fireplace followed by a large master bedroom to the front of the property, built-in storage and feature fireplace, finally continue to the second floor is a large double bedroom with ample eaves storage and future potential to be further expanded subject to usual planning consent.

**Total floor area 97.4 m<sup>2</sup> (1,048 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)

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## **Beresford Road, New Malden**

- Character Family Home
- Three Double Bedrooms
- Period Features Throughout
- Well-Manicured Large Rear Garden
- Located on Quiet Residential Cul-De-Sac
- 0.7 Miles to New Malden Train Station

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

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107760](https://barnardmarcus.co.uk/Property/NML107760)



Property Ref:  
NML107760 - 0002

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