



**Potters Grove, New Malden KT3 5DF**





**welcome to**

**Potters Grove, New Malden**

This beautifully presented modern, 4 bedroom, terrace family home has been modernised from top to bottom and greatly benefiting from a large full width rear extension providing a vast modern open plan kitchen diner/reception, leading onto a substantial private rear garden.

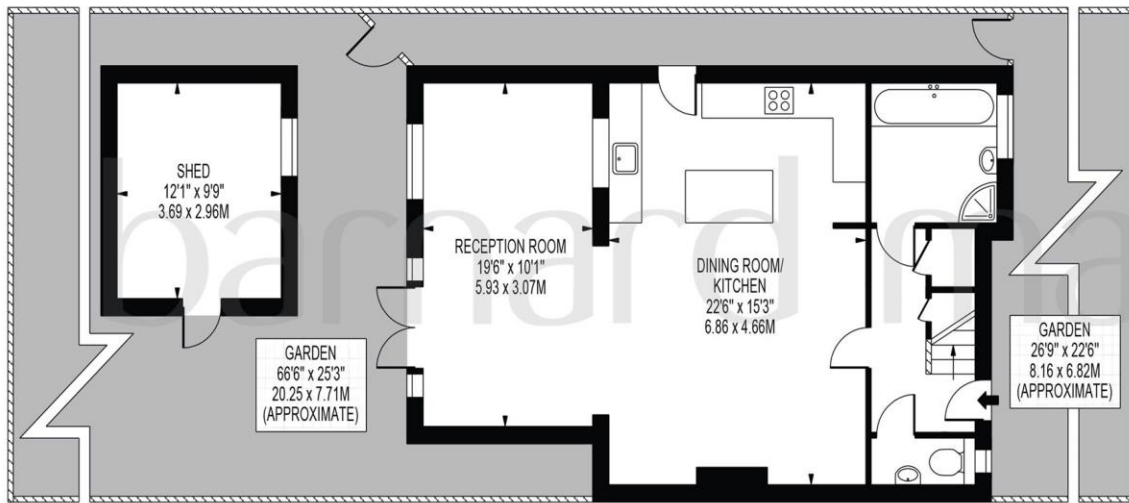


# POTTERS GROVE

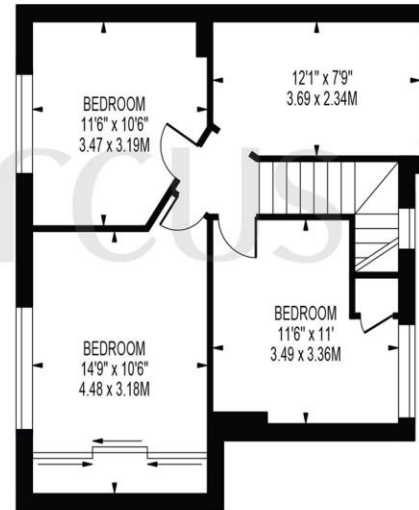
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1273 SQ FT - 118.24 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 118 SQ FT - 10.92 SQ M



GROUND FLOOR



FIRST 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.

Benefits include a newly laid front drive, double glazing, gas fired central heating, large family bathroom with separate shower cubical, downstairs WC, modern bright and spacious open plan kitchen diner, side access and large reception to the rear of the property.

The garden has been manicured providing a tranquil private outside space, benefiting from a large timber framed awning and patio seated area. In addition this property has a large outbuilding/studio to the rear of the garden and 4 generous bedrooms to the first floor. Early viewings come highly recommended.

welcome to

## Potters Grove, New Malden

- 4 Bedroom
- Beautifully Presented Throughout
- Large Private Rear Garden With Oak Awning
- Ultra Modern Open Plan Kitchen Diner
- Modern Bathroom

Tenure: Freehold EPC Rating: D

guide price

**£675,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
NML105335 - 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.

  
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