



barnard marcus

Burberry Close, New Malden KT3 3AR

welcome to

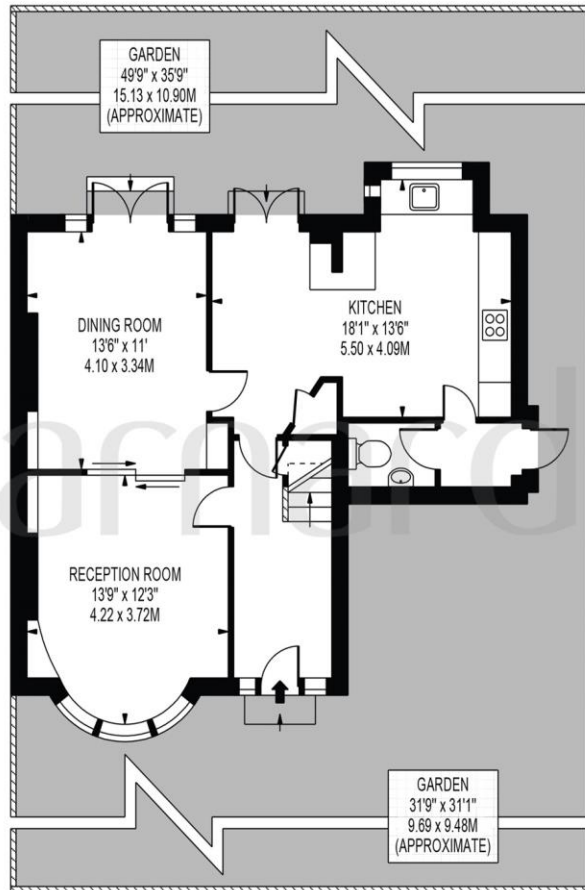
Burberry Close, New Malden

This beautifully presented, extended semi-detached family house provides four bedrooms, two bath/shower rooms, large breakfast kitchen, cloakroom, sitting and dining rooms, and off-street parking. While retaining considerable kerb appeal it also lends itself to further extension (stpp).



BURBERRY CLOSE

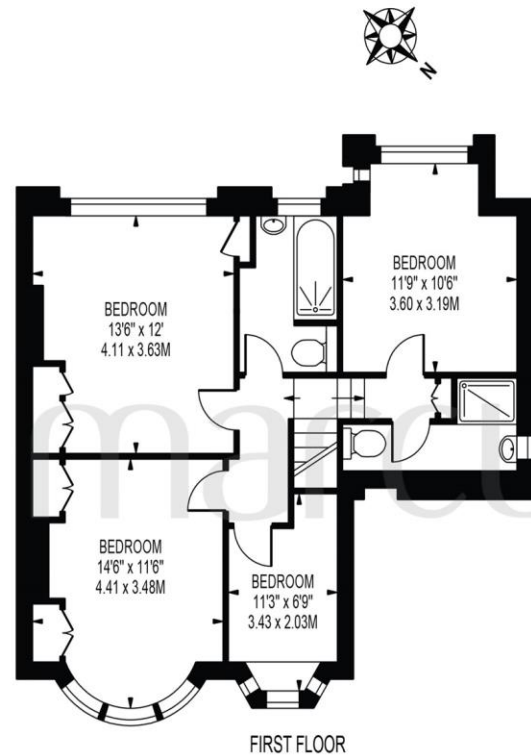
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1314 SQ FT - 122.10 SQ M



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.



FIRST FLOOR

This well maintained family home is located in a quiet Close with mainline rail, local bus and major road links easily accessible. Within the catchment area for a number of well regarded primary and secondary schools it also has a GP Medical Centre closeby.

The entrance hall leads to a bay fronted sitting room with plantation shutters, stripped pine floor and a reproduction period fireplace flanked by built-in cupboards and shelving. A connecting door leads to a dining room with stripped pine floor and french doors to the garden.

The adjacent large breakfast kitchen has a range of fitted cupboards, pantry, oak topped peninsula, range cooker and the usual appliances. A further door leads to a cloakroom and utility area.

Of the three double and one single bedrooms, two have plantation shutters and two have fitted wardrobes. A family bathroom contains a bath with electric shower, while a further double is adjacent to a three piece shower room.

At the rear, a wide patio fronts a lawn with raised beds and flower and shrub borders. A gated side passage connects to the generous front parking area, flanked by an attractive garden.

Early viewing is highly recommended.

welcome to

Burberry Close, New Malden

- 4 Bedrooms
- Beautifully Kept South West Facing Garden
- Off Street Parking For Multiple Vehicles
- Open Plan Kitchen Diner
- Separate Reception Room

Tenure: Freehold EPC Rating: Awaited

guide price

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML104273

see all our properties on zoopla.co.uk | rightmove.co.uk | barnardmarcus.co.uk



Property Ref:
NML104273 - 0004

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



020 8942 9211



NewMalden@barnardmarcus.co.uk



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



barnardmarcus.co.uk