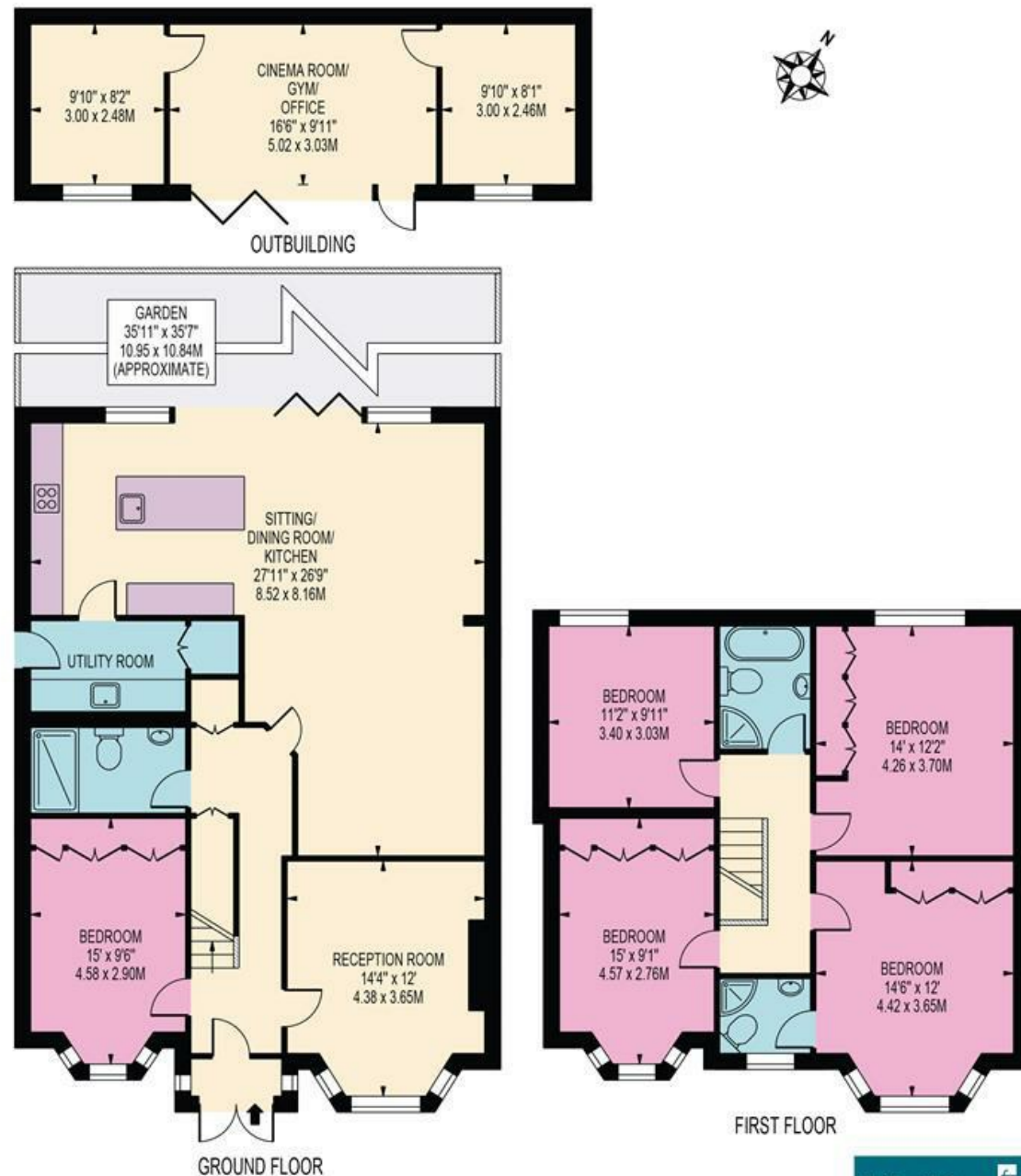


## WEST BARNES LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1859 SQ FT - 172.70 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 329 SQ FT - 30.60 SQ M



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.



239 West Barnes Lane,  
New Malden, KT3 6JD

**Guide Price £1,570,000 Freehold**

A substantial five double bedroom detached property located in the ever popular Motspur Park, with Motspur Park station close by which is only a 25 minute journey from London Waterloo. The property boasts gated off street parking, a large open planned kitchen dining area, and a home studio. Viewings Highly Recommended. \* Council Tax Band F

- Detached House
- Moments away from Motspur Park Station
- Large Reception Rooms
- Three Family Bathrooms
- Versatile Garden Studio
- Off Street Parking
- Five Bedrooms
- Open Planned Kitchen/Dining Room
- Garden
- Ensuite Bathrooms

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8016 9700

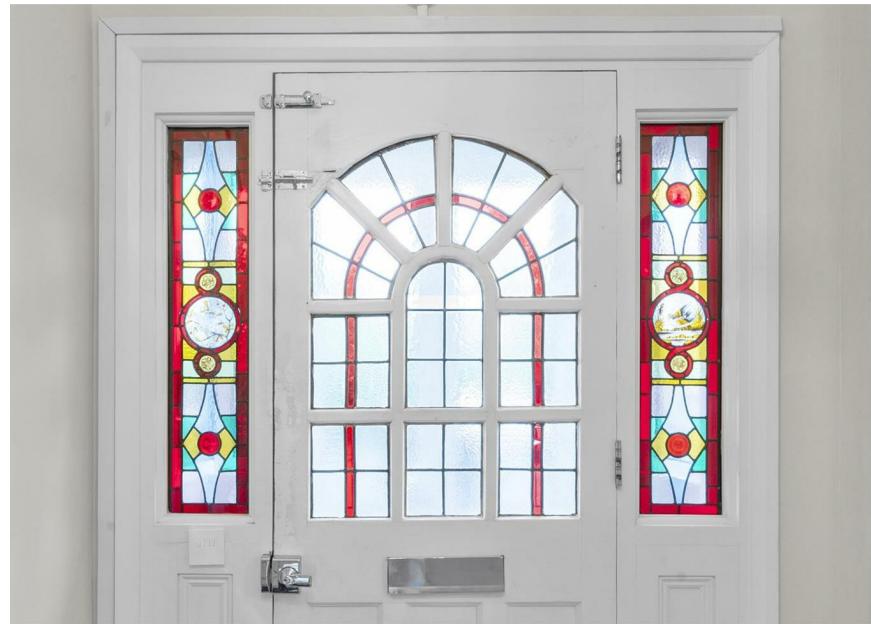
[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

Transport links are close at hand offering local bus routes and both Motspur Park Raynes Park mainline station which are very easily reachable has fast and frequent train services into London Waterloo, whilst the A3 provides access to major motorways. The area has numerous gyms, including David Lloyd and other sporting facilities such as "Goals" for football and a golf driving range. The nearby parks offer excellent jogging opportunities for everyone who lives local.

Local shops, including Waitrose, restaurants, Tesco and the Travelodge hotel are all within easy reach.



**Description**

The ground floor comprises a separate reception room and a bedroom to the front of the property, leading onto a downstairs shower room, to the rear of the property there is an open planned kitchen dining room with a second reception and a utility room. Bid folding doors lead out onto a private garden with a studio room.

The first floor comprises four double bedrooms, one with en ensuite, and a family bathroom.

The house is approached by gated off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.