


**Barnes End, New Malden KT3 6PB**

barnard marcus

***welcome to***

## Barnes End, New Malden

A beautifully presented two-bedroom maisonette with private garden, located in a quiet residential setting just moments from Motspur Park Station





















Total floor area 66.5 m² (716 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

barnard marcus

Nestled within a peaceful cul-de-sac, this beautifully presented first-floor maisonette offers stylish, ready-to-move-into accommodation with the added benefits of a private garden, generous storage and excellent transport links

As you enter the property, the welcoming hallway provides access to all principal rooms and benefits from useful built-in storage.

To the front of the property is a bright and spacious reception room, flooded with natural light from the large window and offering ample space.

Adjacent is the recently refitted kitchen, featuring a brand-new range of modern units, contemporary work surfaces and space for appliances, making it as practical as it is stylish.

The property boasts two excellent double bedrooms, both generously proportioned and beautifully presented.

A well-appointed family bathroom completes the internal accommodation.

Further enhancing the appeal of this home is the abundance of storage, including additional built-in cupboards and access to a large loft space

Outside, the property enjoys its own private secluded garden, side access and residential parking.

*welcome to*

# Barnes End, New Malden

- 2 Double Bedrooms
- Long Lease - No Onward Chain!!!
- Newly Fitted Modern Kitchen
- First Floor Maionette
- Quiet Residential Location

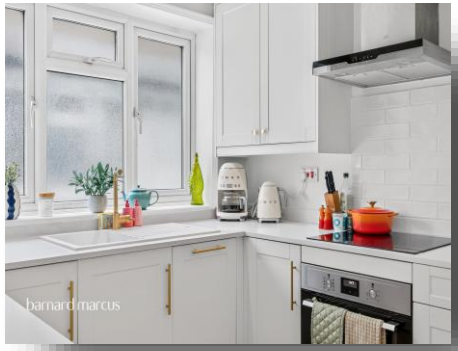
Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: 265.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

## £425,000










Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/NML108062

The Property Ombudsman

Property Ref:
NML108062 - 0005

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**

Barnard Marcus  is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF.  VAT Registration Number is 500 2481 05.