



barnard marcus

Knightwood Crescent, New Malden, KT3 5JW

welcome to

Knightwood Crescent, New Malden

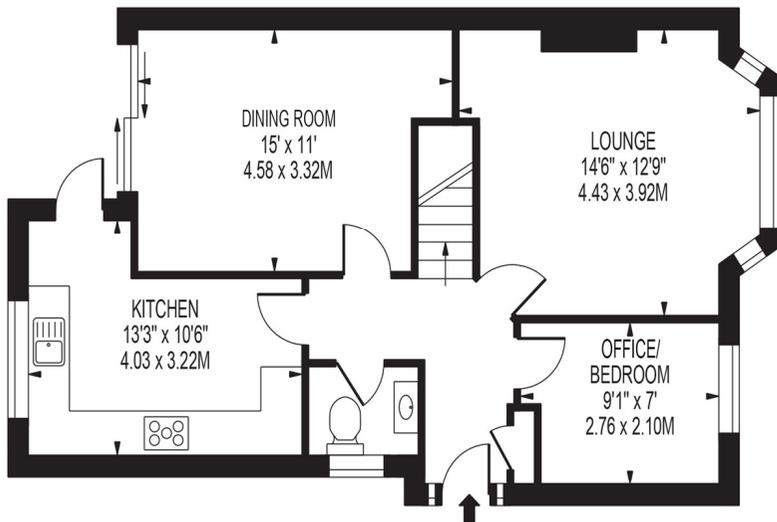
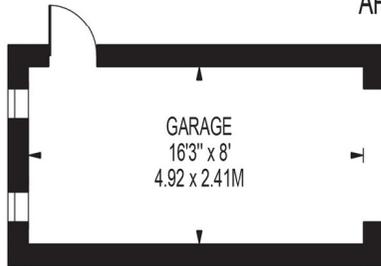
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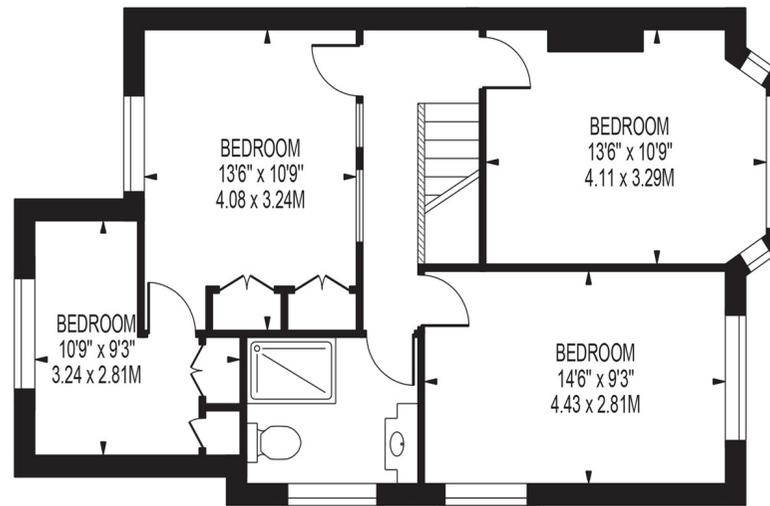
KNIGHTWOOD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1251 SQ FT - 116.24 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.86 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.

This semi-detached, 4/5 bedroom house is offered to the market in good decorative order and offers flexible living accommodation arranged over two floors.

Upon approach is a large frontage with offer street parking for multiple vehicles and a garage to side. The ground floor consists of a study/bedroom at the front, separate lounge with bay window, separate dining room overlooking the mature and secluded private rear garden, fully fitted kitchen also leading out the garden and downstairs WC.

Continue to the first floor are three generous double bedroom offering space and light as well as storage to the back bedroom. There is one single room and a modern family bathroom also.

Additional benefits include gas fired central heating, double glazing throughout, garage to side, huge potential to further extend and modernise (STPP) and ideal locality for access to local amenities, school catchments & transport links.

welcome to

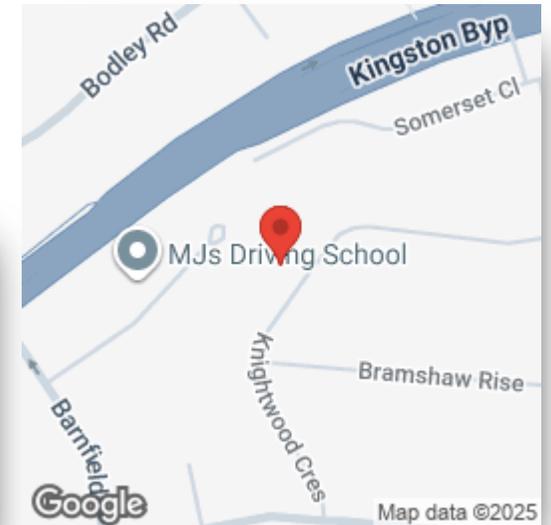
Knightwood Crescent, New Malden

- Semi-Detached
- Garage & Off Street Parking
- Bright & Spacious
- Great Location
- Well Presented Throughout

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

guide price

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107636](https://www.barnardmarcus.co.uk/Property/NML107636)



Property Ref:
NML107636 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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