



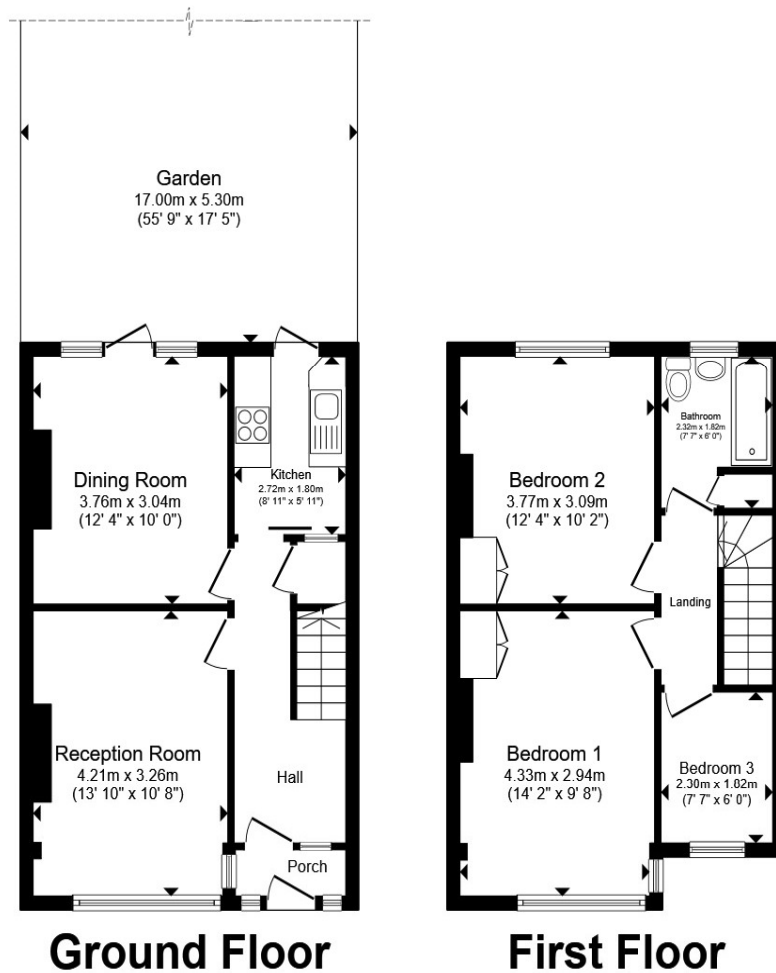
Cavendish Road, New Malden, KT3 6DE

welcome to

Cavendish Road, New Malden

A comfortable three bedroom property in the attractive quiet residential 'Homezone' region of New Malden, providing an excellent opportunity for a young family to live in a much sought after residential road. It boasts a very good location with walking distance to the High Street.





A comfortable three bedroom property in the attractive quiet residential 'Homezone' region of New Malden, providing an excellent opportunity for a young family to live in a much sought after residential road.

It boasts a very good location with walking distance to the High Street and frequent trains into London plus easy driving into the wider Surrey area. Many properties in this road have extended to rear and into the loft, thereby enhancing the property tremendously. Hence this property has great potential to similarly extend (STPP).

This property comprises of two separate reception rooms, a fitted kitchen, a generous storage space and well maintained private rear garden. To the first floor are 2 double bedrooms complete with built in storage, 1 single room and a family bathroom.

Additional benefits include ideal location for transport links, local amenities and school catchments, gas fired central heating, double glazing, off street parking and offered to the market with no onward chain.

Total floor area 81.8 m² (881 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



welcome to

Cavendish Road, New Malden

- No Onward Chain
- Three Bedrooms
- Off Street Parking
- Private Rear Garden
- Gas Fired Central Heating & Double Glazing
- Scope For Further Extension (STPP)

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

£595,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107752](https://www.barnardmarcus.co.uk/Property/NML107752)



Property Ref:
NML107752 - 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 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.


barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)