

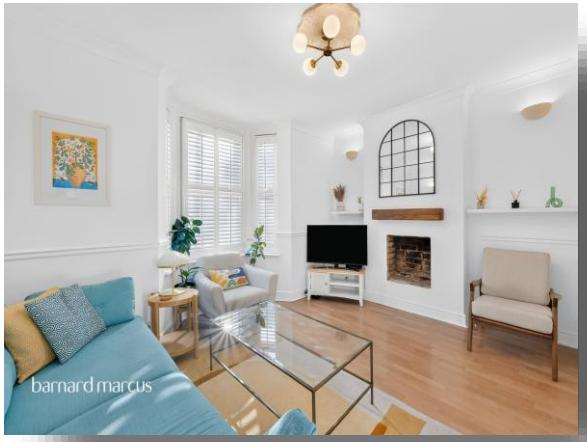

**Burlington Road, New Malden KT3 4LP**

barnard marcus

***welcome to***

## Burlington Road, New Malden

Beautifully presented throughout, this spacious three double bedroom end-of-terrace home offers a fantastic blend of character, style and practicality for modern living.







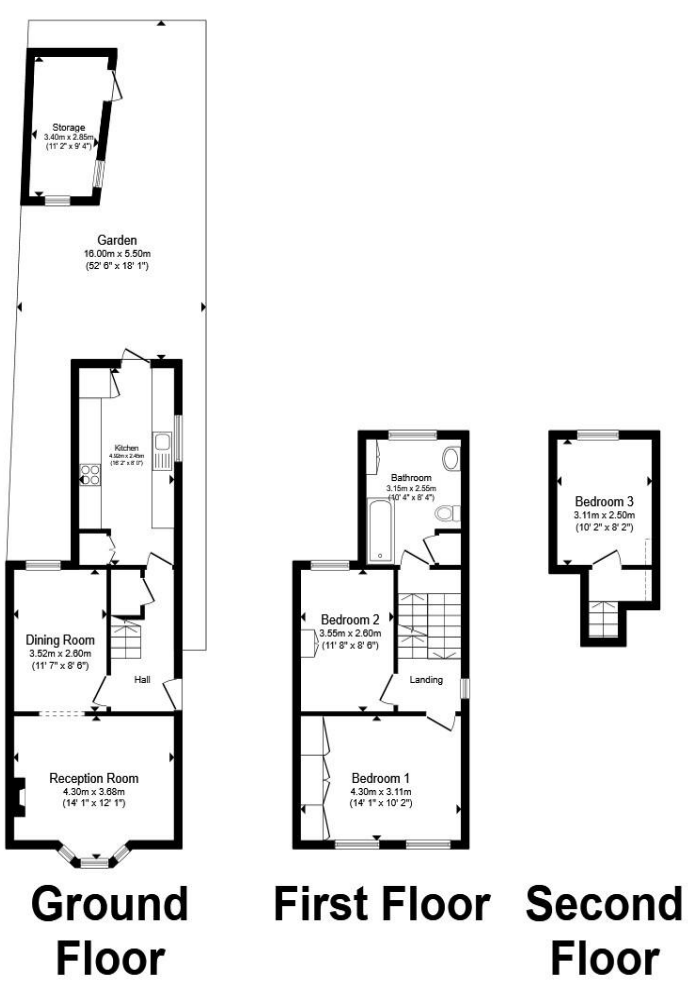











The ground floor provides versatile living space, including a bright front reception room with attractive period detailing and fireplace, a separate dining area and a contemporary fitted kitchen overlooking the private and secluded garden.

Upstairs, there are three generously sized double bedrooms and a stunning family bathroom, larger than average.

Outside, the property continues to impress with off-street parking for two vehicles, convenient side access. A brick-built outbuilding found at the rear of the garden provides valuable additional storage or potential workspace.

Having been thoughtfully improved and maintained by the current owners, the property is ready to move straight into. It is located with close proximity to local amenities, outstanding schools and local transport links.

Total floor area 96.6 m² (1,040 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

*welcome to*

## Burlington Road, New Malden

- 3 Bedroom, Semi Detached
- Off Street Parking
- Beautifully Presented Throughout
- Large Rear Garden
- Close Proximity To Green Spaces

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

# £600,000













Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/NML108041

The Property Ombudsman

Property Ref:
NML108041 - 0002

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.