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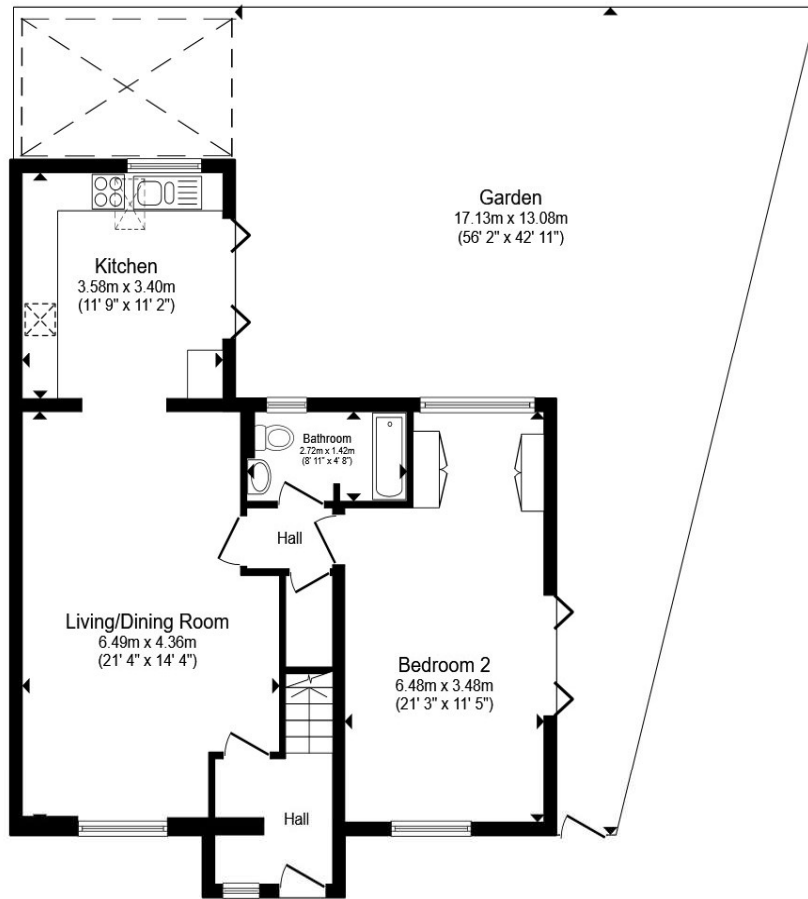
**Ashcombe Square, New Malden, KT3 3ER**

**welcome to**

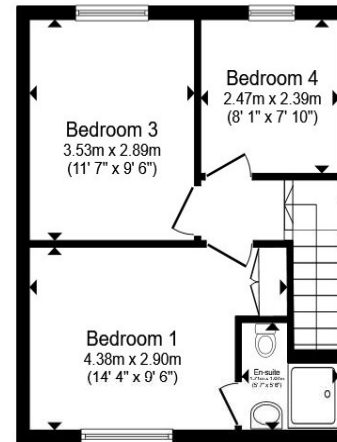
**Ashcombe Square, New Malden**

We are delighted to offer this exceptional four bedroom, semi-detached family home offering beautifully presented accommodation arranged over two floors.





**Ground Floor**



**First Floor**



Total floor area 106.3 m<sup>2</sup> (1,144 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](http://www.propertybox.io)



Offering in excess of 1144 Sqft of internal space, this property has a large open-plan living dining room with high quality hard wood flooring running throughout the ground floor and a downstairs bathroom. The exuberantly appointed master bedroom offers 21'3 x 11'5 of internal space, a walk in wardrobe and triple aspect with bi-folding doors leading out to the secluded private rear garden.

There is a fully fitted, bespoke high quality kitchen to the rear of the property with modern appliances, gas fired central heating and bi-folding doors to a decked patio area that enjoys a westerly facing garden.

Continue to the first floor are further three double bedrooms with built in storage and en-suite shower room to master bedroom. Additional benefits include side access, a larger than average plot and off street parking whilst being situated on a quiet cul-de-sac within numerous sought after school catchments and close proximity of the triangle of local amenities.

Offered to the market with no onward chain, early viewings comes highly recommended.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

welcome to

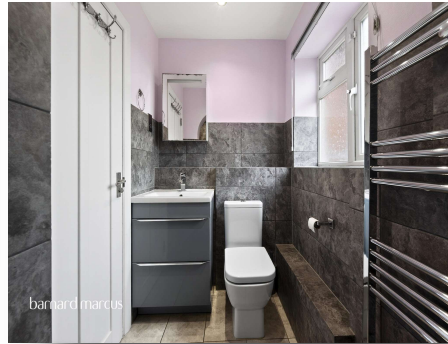
## Ashcombe Square, New Malden

- No Onward Chain
- In excess of 1144SqFt Internal Space
- Open-Plan
- En-Suite to Master Bedroom
- Secluded Private Rear Garden
- Located on a Quiet Cul-de-Sac
- 0.9 Miles to New Malden Train Station

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

guide price

**£675,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107739](https://barnardmarcus.co.uk/Property/NML107739)



Property Ref:  
NML107739 - 0004

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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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