



barnard marcus

Somerset Close, New Malden, KT3 5RF

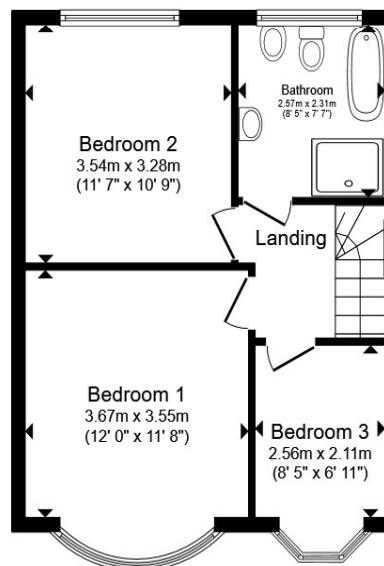
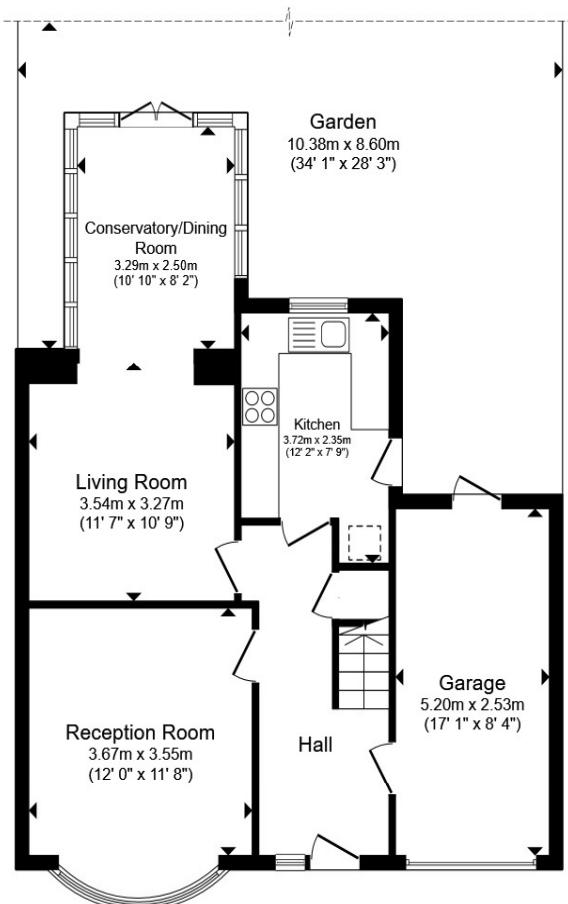
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welcome to

Somerset Close, New Malden

This well proportioned, three bedroom 1930s family home offering well-balanced accommodation arranged over two floors and the additional benefit of the garage to side.





Upon entrance there is a large hallway, bay fronted front reception, living room and the addition of a delightful conservatory / diner to rear.

This property also benefits from a well-appointed, fully fitted kitchen and internal access to the existing garage. To the rear of the property there is the benefit of a large patio and seating area, established garden and trees to the rear of the plot.

Continue to the first floor, a lavishly appointed family bathroom complete with a separate shower, two large double bedrooms and a smaller third. In addition, this property has a large frontage, off-street parking, future scope for further extension and pre-approved planning permission (application number: 25/02710/HOU)

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

Total floor area 110.2 m² (1,186 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

Somerset Close, New Malden

- No Onward Chain
- Well Presented Rear Garden
- Conservatory / Diner to Rear
- Garage
- Large Driveway
- Future Scope for Further Extension

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£700,000



view this property online barnardmarcus.co.uk/Property/NML107715

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.



Property Ref:
NML107715 - 0002

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.

Please note the marker reflects the postcode not the actual property

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