Barker Close, New Malden, KT3 3TB
Offers Over £585,000

Open House
estate agents















Barker Close, New Malden, KT3 3TB

Offers Over £585,000
Council Tax Band: E

A beautifully presented three-bedroom freehold mid-terrace family home tucked away in a quiet New Malden cul-de-sac, offering easy access to Kingston upon Thames town centre and the sought-after Tiffin grammar schools.

Situated within the admissions priority area for Tiffin School and the designated area for The Tiffin Girls' School, the property offers an attractive opportunity for families seeking convenient access to Kingston's shopping, restaurants, riverside and educational facilities.

The home features a generous 16'6" sitting room opening into a spacious conservatory, a contemporary kitchen/breakfast room with range cooker, two double bedrooms and a good-sized single bedroom.

A particularly charming feature is the space-themed toddler's reading nook beneath the stairs, creating a delightful little hideaway for younger children.

Further benefits include a family bathroom, downstairs cloakroom/WC, south-facing low-maintenance garden with patio and useful timber outbuilding, plus allocated forecourt parking for one car and additional parking nearby.

Kitchen/Breakfast Room
16'3" × 9'5"
Positioned at the front of the property, the contemporary kitchen/breakfast room features sleek, handleless high-gloss units, contrasting dark worktops and a Belfast-style sink. A range cooker with five-burner gas hob and chimney extractor forms an attractive centrepiece, while a breakfast bar provides space for casual family dining. There is also room for an American-style fridge freezer, dishwasher and washing machine.

Sitting Room
16'6" × 11'7"
A generous and welcoming reception room with an attractive feature wall and wide windows overlooking the conservatory and rear garden. The room offers comfortable space for family relaxation and entertaining, with access through to the conservatory.

Conservatory
15'3" × 7'10"
A valuable additional reception area, ideal for family dining or a children's play space, with French doors opening directly onto the rear garden. The conservatory provides an appealing connection between the main living accommodation and outdoor space.

Entrance Hall and Ground-Floor WC
A welcoming entrance hall with wood-effect flooring provides access to the ground-floor accommodation and a convenient cloakroom/WC.

A particularly charming feature is the space-themed toddler's reading nook beneath the stairs. Thoughtfully designed as a cosy little hideaway, it creates a special space where younger children can enjoy their favourite books and imaginative play.

This delightful feature adds personality and character to the home while making clever use of the space beneath the staircase.

Bedroom One
14'7" × 9'9"
A generously proportioned double bedroom offering comfortable accommodation with ample space for bedroom furniture.

Bedroom Two
12' × 9'9"
A second well-proportioned double bedroom, providing comfortable sleeping accommodation.

Bedroom Three
8'4" × 8'
A good-sized single bedroom, completing the home's three-bedroom first-floor accommodation.

Family Bathroom
The first-floor family bathroom includes bath and shower facilities. A separate storage cupboard on the landing provides additional practical space.

South-facing garden and parking
24'5" × 16'4"
SOUTH-FACING GARDEN AND PARKING

The south-facing rear garden (approximately 24'5" × 16'4") has been designed for easy maintenance and outdoor enjoyment.

Featuring an artificial lawn, decorative stepping stones and a paved patio, it offers an attractive setting for outdoor dining, family activities and relaxing in the sunshine.

Fully enclosed by timber fencing, the garden also includes a timber outbuilding (8'3" × 4'9") and an additional garden cabinet.

To the front, a smart paved forecourt provides an allocated parking space for one car, alongside a secure bin/storage enclosure. Additional off-street parking is available nearby.

Kingston lifestyle and amenities
LOCATION — EASY ACCESS TO KINGSTON UPON THAMES

One of the property's principal attractions is its convenient access to Kingston upon Thames town centre, with its extensive shopping, restaurants, cafés and leisure facilities.

The Bentall Centre, John Lewis, Kingston's historic market place and the Thames riverside offer a wealth of shopping, dining and entertainment options.

New Malden High Street provides further amenities, including its popular Korean restaurants and independent shops.

For outdoor recreation, residents can enjoy the nearby Hogsmill River walks, Kingsmeadow sports and leisure facilities, and the wider green spaces of Richmond Park and Wimbledon Common.

Kingston Hospital and Kingston University are also accessible from the property.

Schools and education
EDUCATION — TIFFIN SCHOOL AND THE TIFFIN GIRLS' SCHOOL

Families considering schooling will appreciate the property's position within the admissions priority area for Tiffin School and the designated area for The Tiffin Girls' School, both selective grammar schools in Kingston upon Thames.

There are also several nearby primary schools, including King's Oak Primary School, Corpus Christi Catholic Primary School and Christ Church New Malden CofE Primary School.









Secondary options in the surrounding area include Coombe Girls' School, The Holy Cross School and Hollyfield School and Sixth Form Centre.

The local educational offering, combined with convenient access to Kingston town centre, makes this an attractive location for families.

Admission to Tiffin School and The Tiffin Girls' School is selective and subject to entrance examinations, the schools' admissions policies and eligibility criteria. Residence within an admissions area does not guarantee a school place.

Transport

TRANSPORT CONNECTIONS

Berrylands Station is approximately 0.2 miles from the property, offering South Western Railway services towards London Waterloo.

New Malden and Norbiton stations are also within easy reach, while local bus routes provide connections to Kingston and surrounding areas.

For motorists, the A3 offers useful road links towards central London, Surrey and the M25.


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MOON
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Dreamland
Pablo
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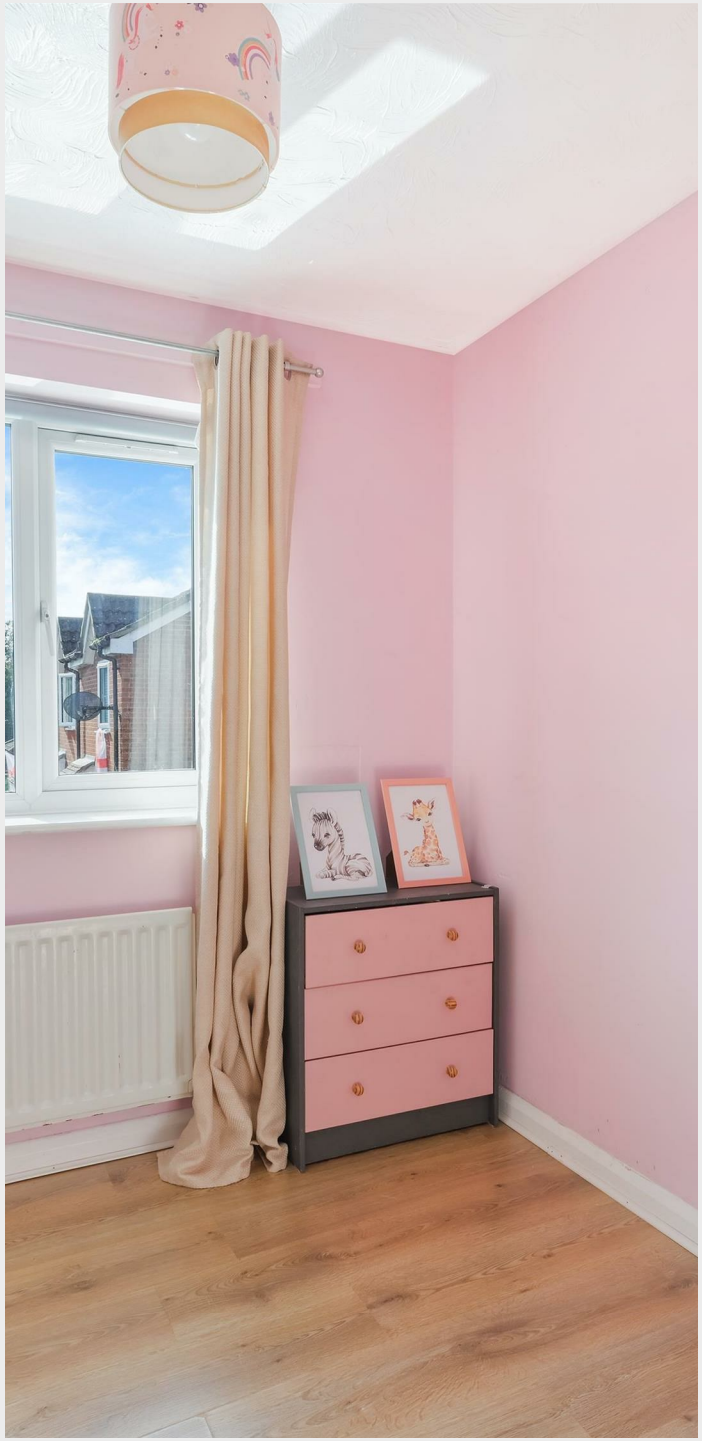
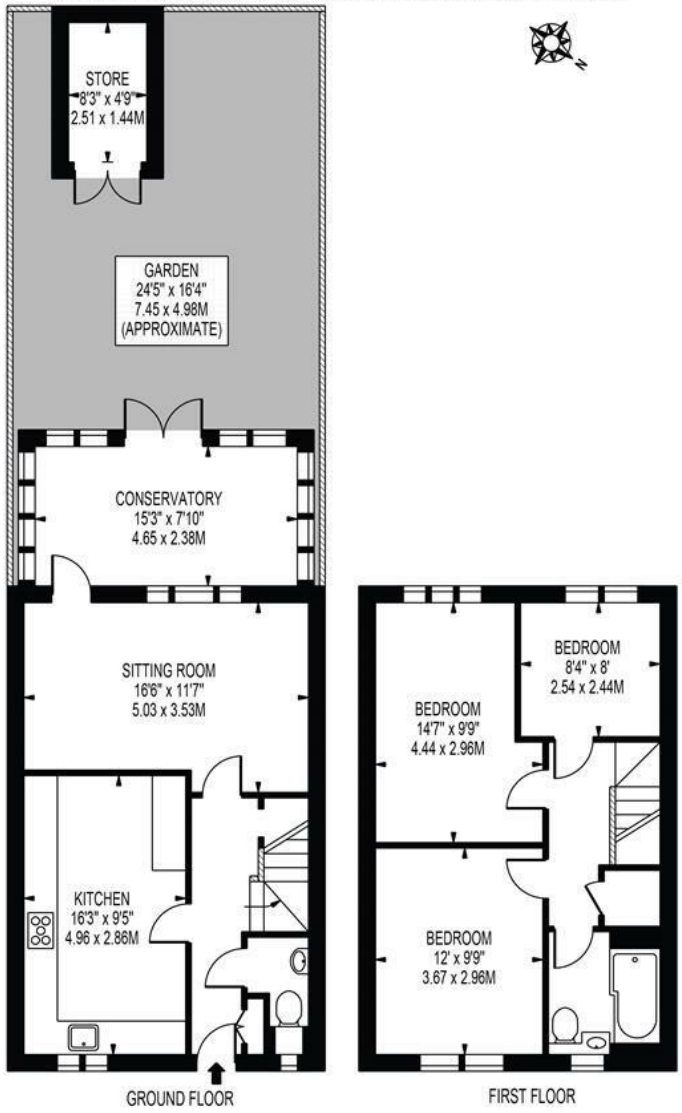






BARKER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1024 SQ FT - 95.13 SQ M**
(EXCLUDING STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: **39 SQ FT - 3.61 SQ M**



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