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Laburnum Grove, New Malden, KT3 3LQ

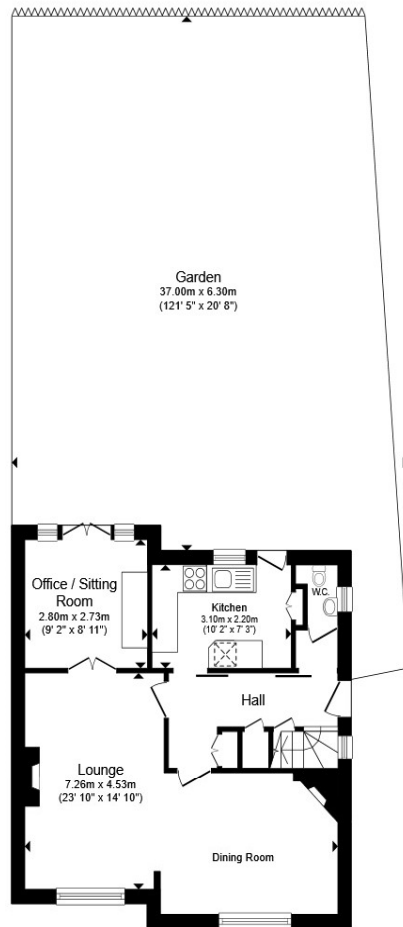

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welcome to

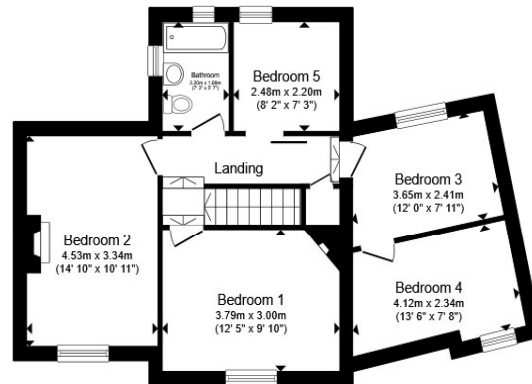
Laburnum Grove, New Malden

We are delighted to offer to the market this charming family home, complete with five bedrooms, impressive private rear garden, large frontage & situated in a highly sought-after, rare to the market location.

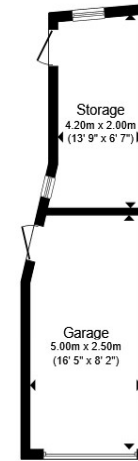




Ground Floor



First Floor



Outbuilding



Total floor area 140.9 m² (1,517 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



We are delighted to offer to the market this charming family home, complete with five bedrooms, impressive private rear garden, large frontage and situated in a highly sought-after, rare to the market location.

The inviting entrance leads through to an open plan living dining room with period features, hard wood floor, ample natural light leading to an adjoining office/ sitting room with patio doors to the exceptional west-facing private rear garden. The outside space offers a large garage with additional store room, summer house & shed. The separate kitchen is finished to an exemplary standard with butler sink high quality fitments and appliances and soft shut mechanisms.

Continue to the first floor are five bedrooms with a feature fire place to the master bedroom. The arrangement upstairs has been cleverly arranged to maximise space and produce two well proportioned bedrooms to the side of the property. The family bathroom is of a generous size and ultra-modern.

Additional benefits include double glazing, gas fired central heating, off street parking, downstairs WC, stylish high quality decor and huge scope for potential further extension and expansion.

welcome to

Laburnum Grove, New Malden

- Large West-Facing Rear Garden
- Separate Garage
- Five Bedrooms
- Modern Fitted Kitchen
- Open Plan Living Dining Area
- Charming Features Throughout

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

guide price

£1,000,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107718



Property Ref:
NML107718 - 0007

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.



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