



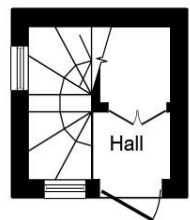
**Barnes End, New Malden KT3 6PB**

**welcome to**

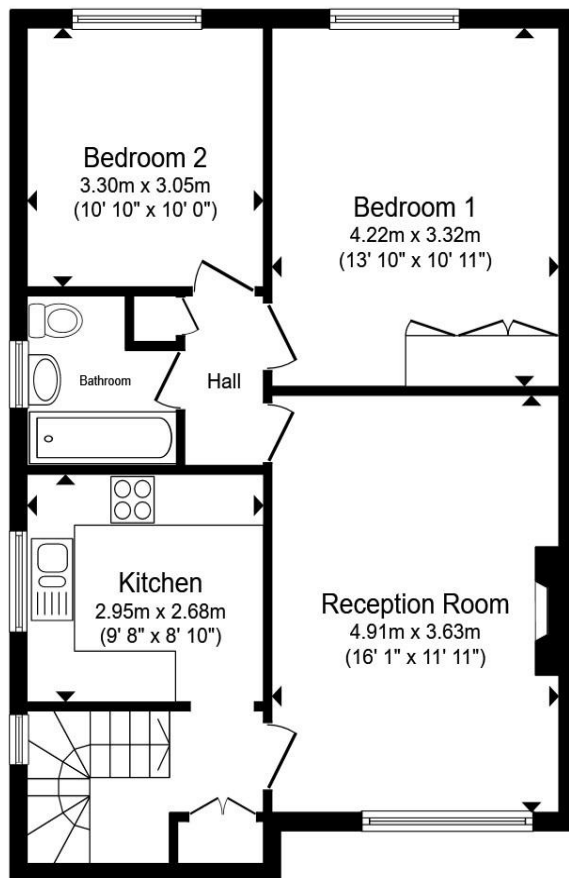
**Barnes End, New Malden**

A beautifully presented two-bedroom maisonette with private garden, located in a quiet residential setting just moments from Motspur Park Station.

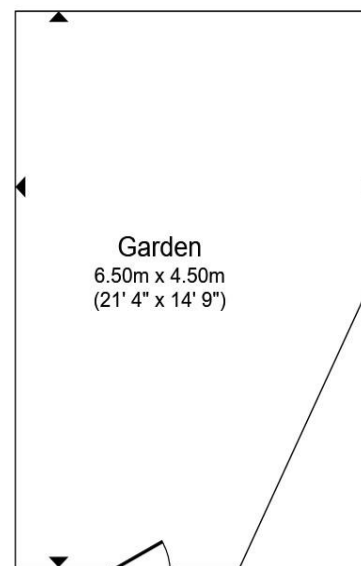




**Ground Floor**



**First Floor**



**Outbuilding**



**Total floor area 66.5 m<sup>2</sup> (716 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)



Nestled within a peaceful cul-de-sac, this beautifully presented first-floor maisonette offers stylish, ready-to-move-into accommodation with the added benefits of a private garden, generous storage and excellent transport links.

As you enter the property, the welcoming hallway provides access to all principal rooms and benefits from useful built-in storage.

To the front of the property is a bright and spacious reception room, flooded with natural light from the large window and offering ample space.

Adjacent is the recently refitted kitchen, featuring a brand-new range of modern units, contemporary work surfaces and space for appliances, making it as practical as it is stylish.

The property boasts two excellent double bedrooms, both generously proportioned and beautifully presented.

A well-appointed family bathroom completes the internal accommodation.

Further enhancing the appeal of this home is the abundance of storage, including additional built-in cupboards and access to a large loft space

Outside, the property enjoys its own private secluded garden, side access and residential parking.

welcome to

## Barnes End, New Malden

- 2 Double Bedrooms
- Long Lease
- Newly Fitted Modern Kitchen
- First Floor Maionette
- Quiet Residential Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 265.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1985.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML108062](https://barnardmarcus.co.uk/Property/NML108062)



Property Ref:  
NML108062 - 0004

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**020 8942 9211**



[NewMalden@barnardmarcus.co.uk](mailto:NewMalden@barnardmarcus.co.uk)



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**