



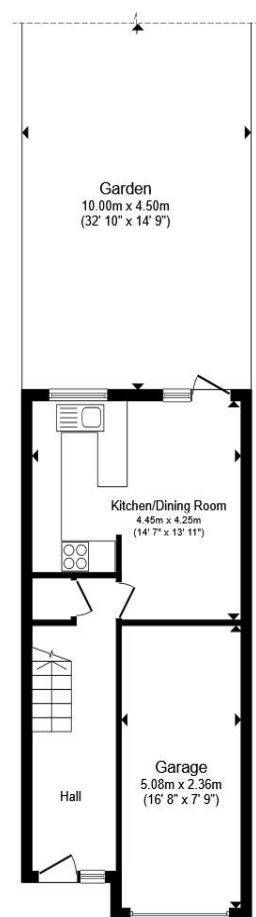
Windrush, New Malden KT3 3TQ

welcome to

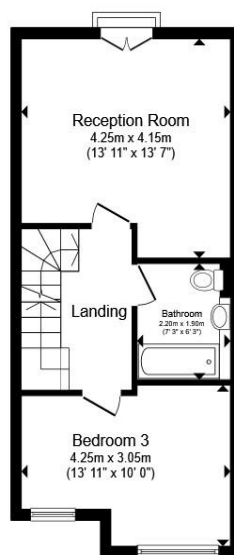
Windrush, New Malden

A beautifully presented three double bedroom modern townhouse offering nearly 1,150 sq ft of versatile accommodation, ideally positioned on a sought-after development between New Malden and Kingston town centres.

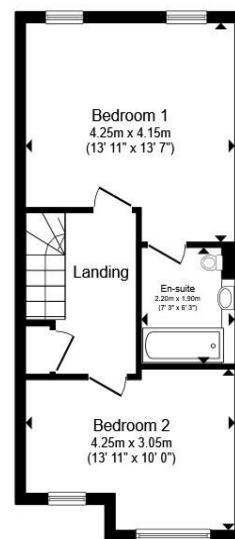




Ground Floor



First Floor



Second Floor



Arranged over three floors, this spacious family home features a welcoming entrance hall leading to a kitchen/dining room. The property further benefits from a bright first-floor living room with a Juliet balcony, creating a light and airy reception space.

There are three generously sized double bedrooms, including a principal bedroom with en-suite bathroom, complemented by a further family bathroom on the first floor. Outside, the property enjoys an easy-to-maintain rear garden, ideal for those seeking low-maintenance outdoor space.

Additional benefits include generous loft space, an integral garage and off-street parking, while the property's flexible layout offers exciting potential to extend or convert the garage into additional living accommodation, subject to the necessary planning permissions.

Conveniently located for the extensive amenities, excellent schools and transport links of both New Malden and Kingston, this is an ideal home for families, commuters and those seeking modern, well-balanced accommodation in a highly desirable location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 118.6 m² (1,276 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

Windrush, New Malden

- Three Double Bedrooms
- Principal Bedroom with En-Suite
- Potential to Extend or Convert Garage (STPP)
- Easy-to-Maintain Rear Garden
- Integral Garage and Off-Street Parking

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

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106641



Property Ref:
NML106641 - 0008

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.

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