



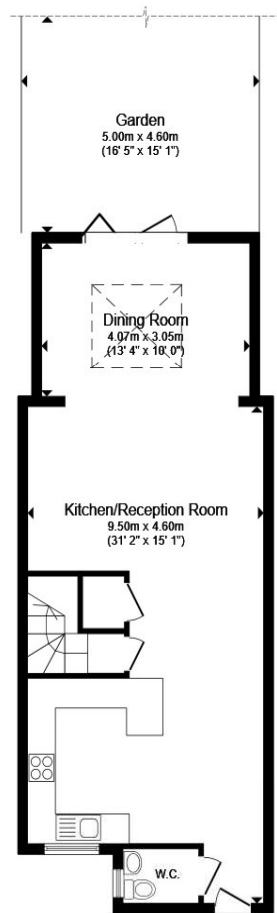
**Spinney Close, New Malden, KT3 5BQ**

**welcome to**

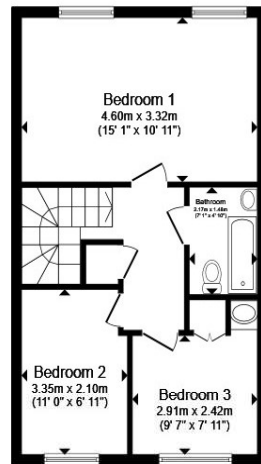
**Spinney Close, New Malden**

Located moments from New Malden High Street and National Rail, this ultra stylish, fully remodelled high-specification, three bedroom mid-terraced family home offers a superb blend of modern chic, light and airy living accommodation arranged over two floors.

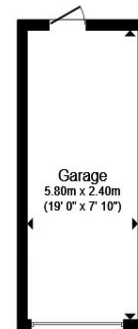




**Ground Floor**



**First Floor**



**Garage**



Upon entering the property there is a generous downstairs WC, open plan fully-fitted bespoke modern kitchen complete with granite tops, gas hob, integrated appliances, soft shut and formed breakfast bar.

This property has a high quality hardwood flooring throughout the ground floor providing a superb flow onto the reception and fully extended rear of the property complete with large sky lit dining area with bi-folds, fully encapsulating the low maintenance secluded west-facing private rear garden. Complete with direct access to the stand alone private garage.

Continue to the first floor are a further two bedrooms complete with sink to the second bedroom and built in storage, modern well-appointed family bathroom and large master bedroom to the rear of the premises.

Further benefits include off street parking, double-glazing throughout, modern gas-fired central heating and provides the height of interior design from top to bottom. No expense has been spared to provide this exemplary finished house.

**Total floor area 121.2 m<sup>2</sup> (1,304 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)



welcome to

## Spinney Close, New Malden

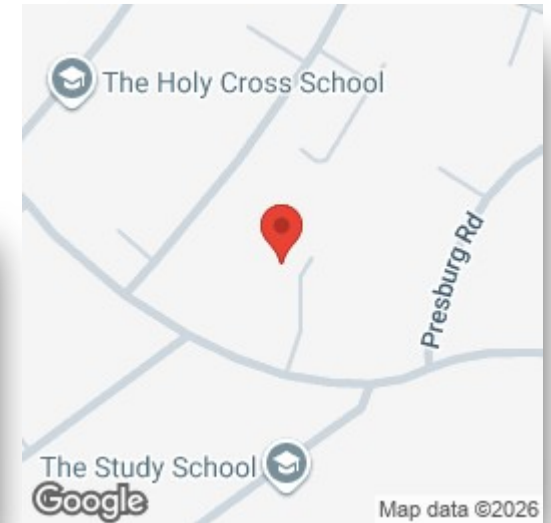
- Located on a Quiet Cul-de-Sac
- Open Plan Living
- Full Width Rear Extension
- Sky Light Over Dining Area
- Bi-Fold Doors
- Off-Street Parking
- Well-Maintained West-Facing Rear Garden
- 0.7 Miles to New Malden Train Station

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

**£795,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107844](https://barnardmarcus.co.uk/Property/NML107844)



Property Ref:  
NML107844 - 0006

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.



barnard marcus



**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)