

Chestnut Grove, New Malden KT3 3JJ

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welcome to

Chestnut Grove, New Malden

Rarely available and ideally positioned within one of New Malden's most sought-after residential locations, this impressive three double bedroom semi-detached family home offers generous and versatile living accommodation throughout.



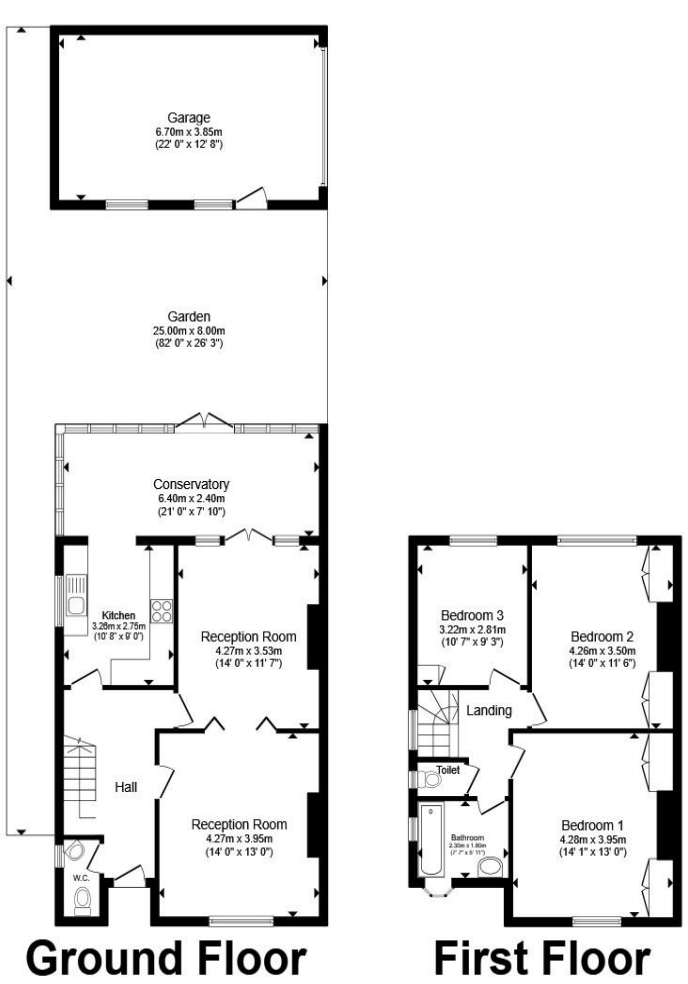












The ground floor features two spacious and separate reception rooms, providing excellent space for both entertaining and everyday family life, together with a bright conservatory overlooking the rear garden. The property also benefits from a separate fitted kitchen and the added convenience of a downstairs WC.

Upstairs, there are three well-proportioned double bedrooms all complete with built in storage and a family bathroom Externally, the property boasts a large private rear garden, offering superb outdoor space, while to the rear there is a double garage and off-street parking, a rare and valuable feature in this location. Chestnut Grove is highly regarded for its excellent access to outstanding local schools, only 0.3 miles from New Malden High Street & mainline station and a wide range of local amenities. Combining a prime location, generous accommodation, and exceptional outdoor space, this is a rare opportunity to acquire a wonderful family home in a highly desirable area.

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 148.6 m² (1,599 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

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- Three Double Bedrooms
- Semi-Detached Family Home
- Two Reception Rooms
- Large Rear Garden
- Conservatory & Downstairs WC

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

guide price

£975,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107898

The Property Ombudsman

Property Ref:
NML107898 - 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.

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