



barnard marcus

South Park Grove, New Malden, KT3 5BZ

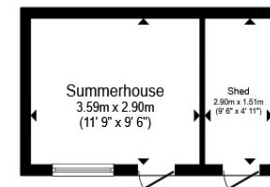
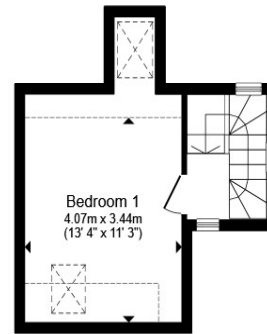
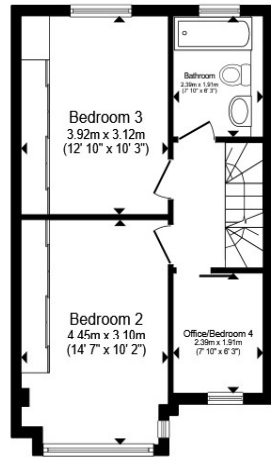
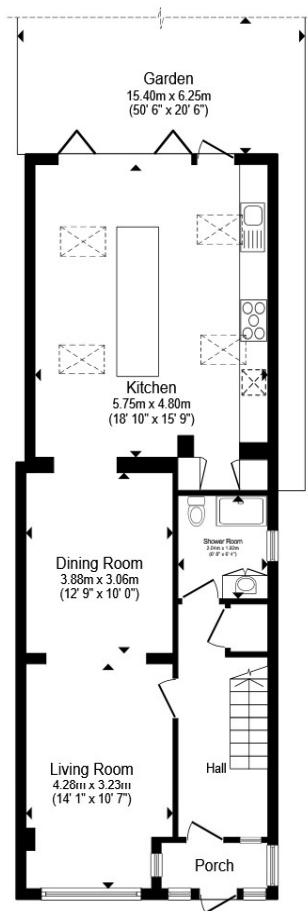


welcome to

South Park Grove, New Malden

We're excited to offer this beautifully presented, fully extended four-bedroom semi-detached family home. This property delivers exceptional ground floor living space, starting with the addition of a storm porch, welcoming hallway and the benefit of a downstairs WC & shower room.





Ground Floor

First Floor

Second Floor

Outbuilding

Total floor area 149.1 m² (1,605 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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Further into the property is a through living dining room and an exceptional church style atrium rear extension with a full fitted bespoke kitchen complete with a breakfast bar, modern appliances, a scullery and bi-fold doors leading out to a pristine low maintenance manicured private garden and a fully insulated garden house to the rear of the premises.

Continue to the first floor, a well-appointed family bathroom, two large double bedrooms completed with built-in storage and a smaller third bedroom. Continue further to the second floor is a large master bedroom.

Additional benefits include, double glazing, gas fired central heating and block-paved off street parking. Offered with no onward chain, this highly complete, neutrally decorated family home is rarely available today.

welcome to

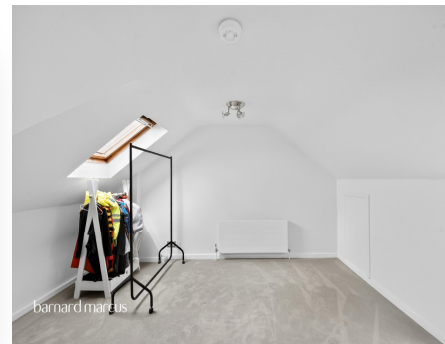
South Park Grove, New Malden

- No Onward Chain
- Fully Extended Four Bedroom Property
- Open Plan Kitchen with Breakfast Bar
- Church Style Atrium
- Bi-Fold Doors
- Downstairs WC & Shower Room

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

guide price

£775,000



view this property online barnardmarcus.co.uk/Property/NML107738

Please note the marker reflects the
postcode not the actual property



Property Ref:
NML107738 - 0002

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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