



barnard marcus

Golfside Close, New Malden, KT3 4RH

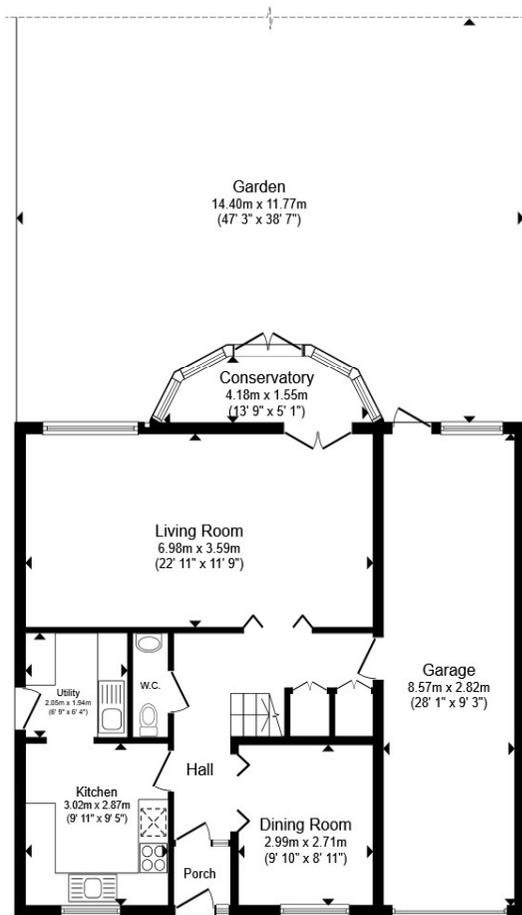
Not for marketing purposes INTERNAL USE ONLY

welcome to

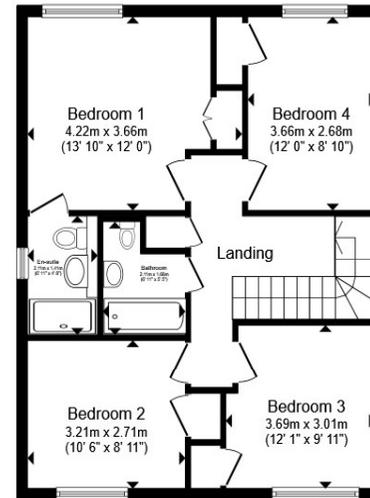
Golfside Close, New Malden

This rare to the market four double bedroom detached family home situated moments from New Malden Golf Course and easy access to New Malden High Street & National Rail provides versatile living accommodation arranged over two floors.

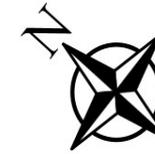




Ground Floor



First Floor



This property is both light & spacious and offers huge scope for future remodelling and improvement subject to requirement. Upon approach this property has a substantial block paved driveway with the added benefit of an automated private garage to side spanning the full length of the property.

Upon entering the property there is a separate dining room to the front and kitchen with utility and side access. In addition to ample storage to the hallway there is the added benefit of a downstairs WC. Followed further to the rear of the property with a large living room and conservatory addition to the rear.

The private rear garden is both low maintenance and exceptionally private and can be accessed through the conservatory, garage or utility. Continue to the first floor, a further four double bedrooms all complete with built in storage, family bathroom and modern well appointed en-suite shower room to master.

Further benefits include huge potential, chain free sale, great school catchments, close to national rail and high street and sought after locality.

Total floor area 264.4 m² (2,846 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

Golfside Close, New Malden

- Four Bedroom Detached Home
- No Onward Chain
- En-Suite to Master Bedroom
- Well-Maintained Rear Garden
- Located on a Quiet Cul-De-sac
- Large Automated Garage
- 0.4 Miles to New Malden Train Station & High Street

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

guide price

£1,175,000



Please note the marker reflects the
postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
NML107815 - 0001

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.

Not for marketing purposes INTERNAL USE ONLY



020 8942 9211



NewMalden@barnardmarcus.co.uk



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



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