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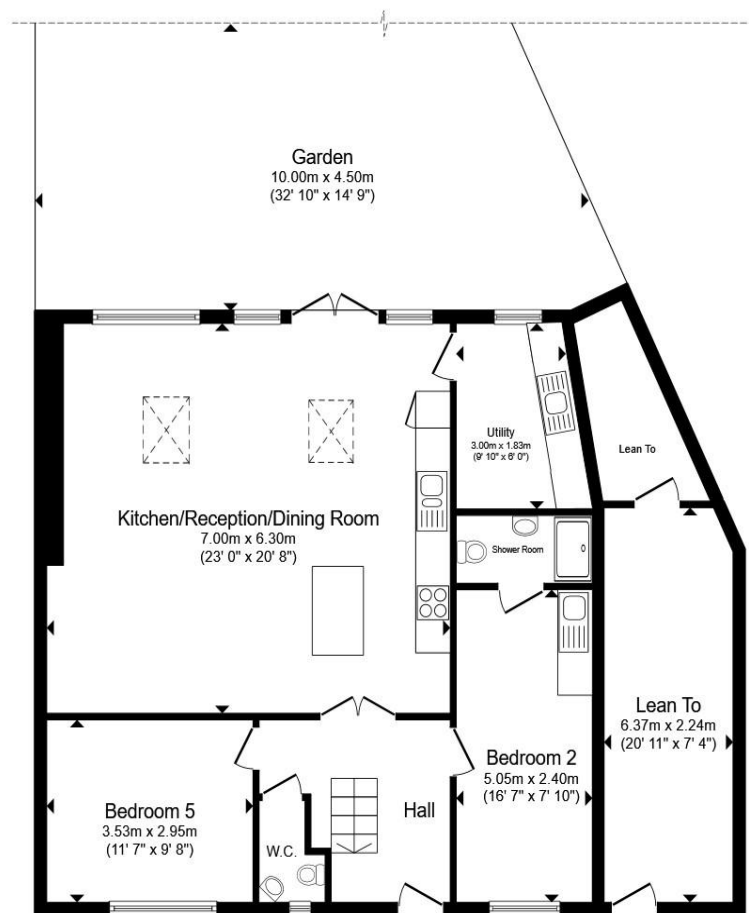
Motspur Park, New Malden KT3 6PR

welcome to

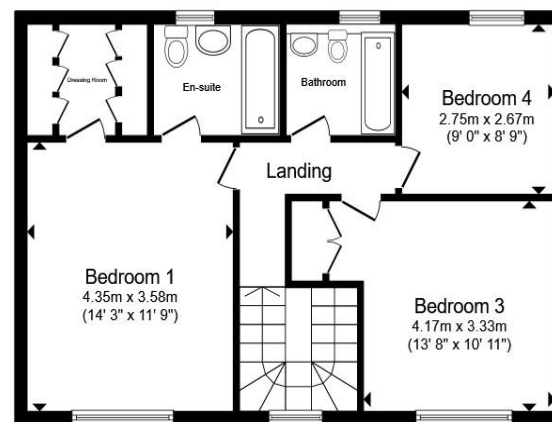
Motspur Park, New Malden

This beautifully presented and deceptively spacious 4/5 bedroom family home has been finished to a high standard throughout and offers versatile accommodation perfectly suited to modern family living.





Ground Floor



First Floor



Total floor area 165.5 m² (1,782 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



At the heart of the property is an impressive open plan kitchen, living and dining area. This looks out on a low maintenance private rear garden. The accommodation is thoughtfully arranged, with the principal bedroom benefiting from a dressing room and contemporary en suite bathroom, while a further en suite bedroom adds to the home's appeal.

In addition, there are two/three further well-proportioned bedrooms, guest accommodation or a dedicated home office.

A standout feature of the property is the self-contained ground floor annex, complete with its own kitchenette and shower room, making it ideal for multi-generational living, independent teenagers, visiting guests or those seeking additional workspace.

Further benefits include a utility area, useful storage shed, side access and off-street parking for two vehicles.

Ideally located on a quiet residential road, the property is within easy reach of the open spaces of Motspur Park and conveniently positioned only 0.7 miles to Motspur Park Station, providing direct links into Central London.

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

welcome to

Motspur Park, New Malden

- Well Maintained Throughout
- Open Plan Family Living
- Principal Suite with Dressing Room
- Ground Floor Annex
- Flexible 4/5 Bedroom Layout

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

guide price

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106738



Property Ref:
NML106738 - 0003

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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