



barnard marcus

**Ancaster Crescent, New Malden, KT3 6BE**

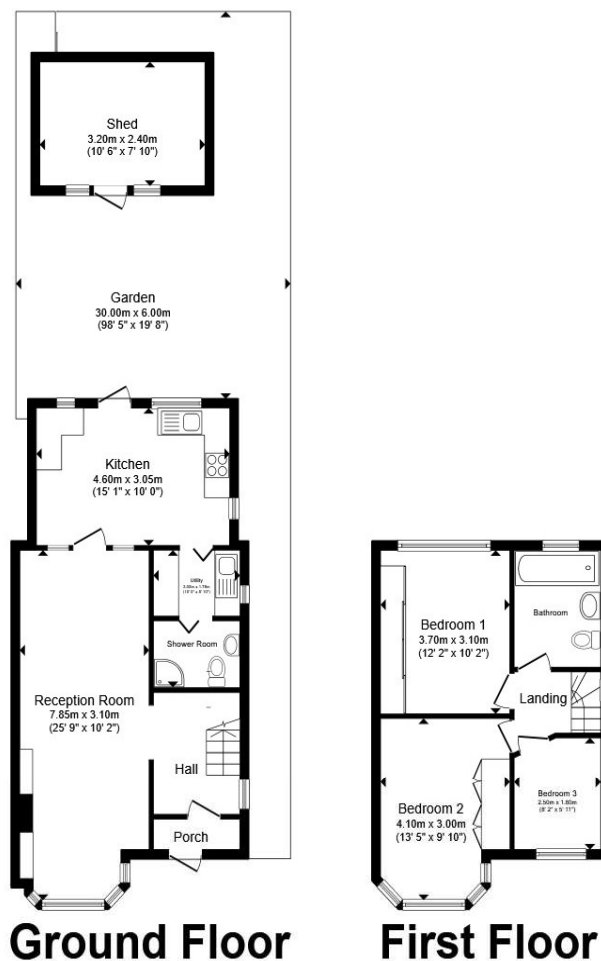


**welcome to**

**Ancaster Crescent, New Malden**

Set on one of New Malden's most peaceful residential crescents, this larger than average, Tudor influenced semi detached home combines generous living space, a full width rear extension & an impressively large rear garden, creating a great opportunity for families seeking comfort & future potential.





Behind the attractive frontage and wide block paved driveway, a storm porch opens into a bright, welcoming hallway. The bay fronted through reception offers flexible living and dining zones, while the full width kitchen-diner at the rear provides an ideal everyday family hub, with direct access to the garden. A separate utility room and a modern downstairs shower room add valuable practicality.

Upstairs, two well proportioned double bedrooms - both with built in storage - are complemented by a third bedroom and a family bathroom. The property retains side access and offers clear scope for a future loft conversion, subject to planning.

The west facing garden is a genuine highlight: unusually large for the area, beautifully established, and wonderfully private. It's quiet enough to hear birdsong - a rare quality for a London home - and offers ample space for play, entertaining, or landscaping ambitions.

Ancaster Crescent is a true local secret: tucked away and peaceful, yet exceptionally well connected. Motspur Park station (0.7 miles) sits in Zone 4 with frequent trains into central London, with direct services to Wimbledon, Clapham Junction and London Waterloo. The A3 corridor is moments away, and the area is known for its friendly community feel, green spaces and excellent access to amenities.

Total floor area 100.0 m<sup>2</sup> (1,076 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)

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## Ancaster Crescent, New Malden

- Three Bedrooms
- Full Width Rear Extension
- Expansive West-Facing Rear Garden
- Utility Room & Downstairs Shower Room
- Large Block-Paved Driveway
- Quiet, Family-Friendly Residential Location
- Future Loft-Conversion Potential
- 0.7 Miles to Motspur Park Train Station

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107829](https://www.barnardmarcus.co.uk/Property/NML107829)



Property Ref:  
NML107829 - 0005

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