

Cromwells



Bargate Close, New Malden, KT3 6BG
Guide Price £715,000

Offered with NO CHAIN is this 'Mock Tudor' style 3 bed extended family home. The property has been extended to the rear to include a sizeable kitchen/diner and great lounge and family room, WC, utility room, 3 bedrooms, modern bathroom, garden, off street parking and potential to extend and modernise further STPP. The property is ideally located to enjoy the amenities of New Malden, Manor Park and Worcester Park with a selection of mainline stations, bus routes, access to the A3 and a selection of shops. Numerous sought after schools and nurseries are also near by. Internal viewing is highly recommended.

No Chain · Extended with Potential to Extend further STPP ·
Driveway · Sought after Location

Front -

Driveway providing off street parking.

Porch -

Double glazed windows and doors, tiled floor, shoe cupboard.

Front Door

Hallway -

Tiled floor, double panel radiator, double glazed window to side aspect, door to

WC -

White 2-piece suite comprising a WC, wash hand basin with cupboard below, chrome radiator, tiled walls and floor.

Lounge/Family Room -

Lounge - "11'6 x 10'7" (3.50m x 3.23) - Double glazed window to front aspect, 2 double panel radiators, tiled floor, open to
Family Room - "11'9 x 10'1" (3.57m x 3.07m) - Tiled floor, double panel radiator, open to



Kitchen/Diner - 16' 1" x 11' 11" (4.90m x 3.63m)

Shaker style wall mounted units with cupboards and drawers below, work surfaces, inset sink and drainer, integrated oven with hob and extractor above, space and plumbing for dishwasher, space for fridge/freezer, double glazed to rear aspect, tiled floor, door to

Utility Room -

Space and plumbing for washing machine, wall mounted 'Worcester' combination boiler, shelving.

Stairs to 1st Floor Landing -

Carpeted, loft access, double glazed window to side aspect, door to

Bedroom 1 - 11'6" 10' (3.50m x 3.04m)

Double glazed window to front aspect, radiator, carpeted, range of fitted wardrobes.

Bedroom 2 - 11'10" x 10'1" (3.61m x 3.08m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 8' x 5'10" (2.44m x 1.78m)

Double glazed window to front aspect, radiator, carpeted.

Bathroom -

White 3 piece suite comprising panel enclosed bath with shower overhead, wall mounted wash hand basin, w/c, chrome radiator, tiled walls and floor, double glazed window to rear aspect.

Garden -

Fence enclosed rear garden, paved patio leading to lawn area, gated side access.



Council Tax – E – Kingston Upon Thames
 Tenure - Freehold
 Square Foot – 1000 sq.ft (92.9 sq.mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

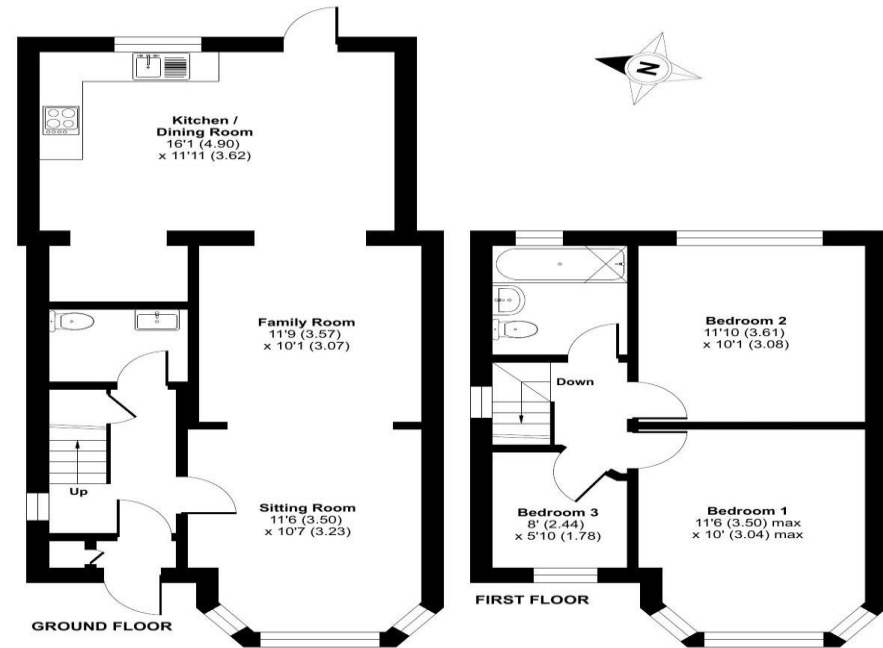
020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained

Bargate Close, New Malden, KT3

Approximate Area = 1000 sq ft / 92.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Cromwells Estate Agents. REF: 1471511 © nichecom 2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

