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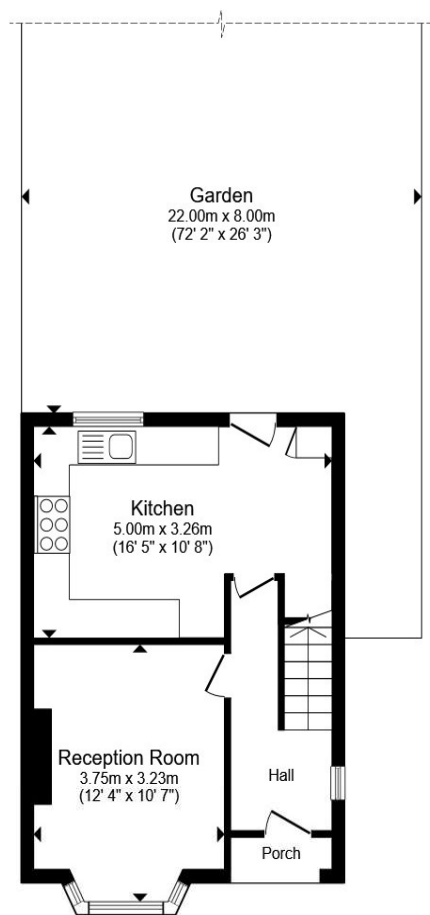
Ancaster Crescent, New Malden, KT3 6BD

welcome to

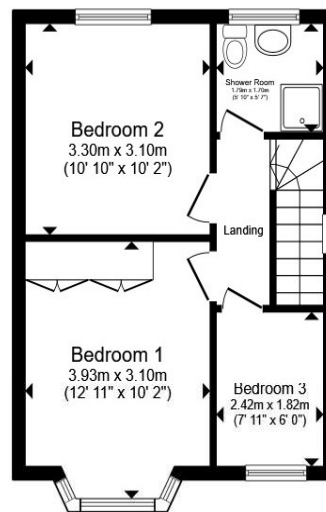
Ancaster Crescent, New Malden

An immaculately presented three-bedroom family home that has been extensively refurbished throughout to an exceptional standard, offering stylish, move-in-ready accommodation and is offered to the market with no onward chain.





Ground Floor



First Floor



Total floor area 69.8 m² (751 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



The current owners have undertaken a comprehensive renovation programme, transforming the property into a modern and beautifully finished home. Internally, the property boasts a stunning newly fitted kitchen, a luxurious contemporary wet room, new flooring throughout, newly laid carpets and tasteful redecoration, creating bright and welcoming living spaces ideal for modern family life.

Externally, the property has been further enhanced with a newly rendered and repainted exterior, providing excellent kerb appeal complete with off street parking.

The landscaped rear garden has been thoughtfully designed to offer a low-maintenance outdoor space, complete with a paved seating area perfect for entertaining, as well as useful outdoor storage.

In addition to the extensive improvements already completed, the property offers substantial scope to extend, allowing purchasers the opportunity to further increase the living accommodation and add value in the future, subject to the usual consents.

Combining high-quality finishes, generous accommodation and exciting future potential, this outstanding home is located within a quiet residential street with easy access to Motspur Park train station, local schools and amenities.

welcome to

Ancaster Crescent, New Malden

- Newly Refurbished Throughout
- Off Street Parking
- Chain Free
- Fully Fitted Modern Kitchen
- Landscaped Private Rear Garden
- Huge Scope For Future Extension (STPP)

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

offers over
£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107968



Property Ref:
NML107968 - 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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