



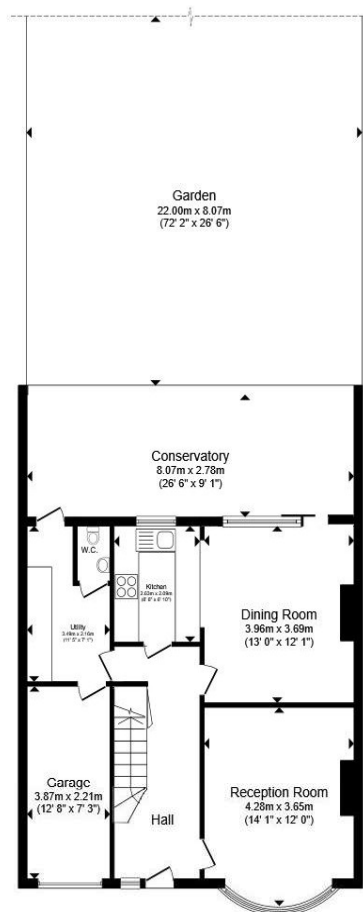
Arthur Road, New Malden, KT3 6LX

welcome to

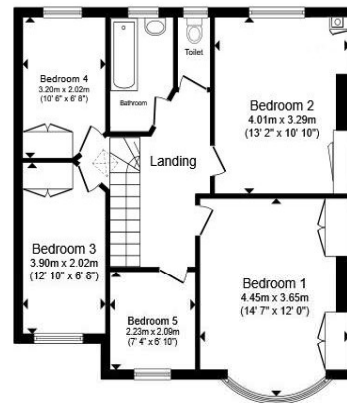
Arthur Road, New Malden

A substantial five bedroom end of terrace family home with outstanding potential with a private front and rear Garden. Ideally located only 0.2 miles from Motspur Park Train Station.





Ground Floor



First Floor



Occupying a generous plot and extending to approximately 1,380 SqFt, this attractive end terraced family residence presents a rare opportunity to acquire a home of significant character, space and potential in a highly desirable location.

Offering well-balanced accommodation throughout, the ground floor comprises a welcoming entrance hall, a bright bay-fronted reception room, a separate dining room, fitted kitchen, utility room and cloakroom/WC. The property further benefits from an integral garage and a substantial rear garden, providing excellent scope for extension and enhancement, subject to the usual planning consents.

To the first floor are five bedrooms, including two generous double bedrooms to the front and rear aspect, together with a family bathroom and separate WC. The versatile layout offers excellent flexibility for growing families or those seeking dedicated home-working space.

While the property would benefit from modernisation and refurbishment, it is in excellent condition as is and it offers an exceptional canvas for buyers wishing to create a bespoke family home tailored to their own tastes and requirements. The generous footprint, semi-detached nature and sizeable plot make this an exciting opportunity with considerable long-term potential.

Externally, the property enjoys off-street parking, garage storage and an impressive rear garden, ideal for family living and outdoor entertaining.

Total floor area 151.9 m² (1,635 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

Arthur Road, New Malden

- Five Bedroom End of Terrace
- Garage & Off-Street Parking
- Excellent Extension Potential (STPP)
- Generous Rear Garden
- No Onward Chain (if applicable)
- 0.2 Miles from Motspur Park Train Station

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

guide price

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107791



Property Ref:
NML107791 - 0007

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.

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