



Barton Green, New Malden KT3 3HU

welcome to

Barton Green, New Malden

This hugely impressive, fully extended, recently refurbished, five bedroom modern family home provides light and spacious well-appointed and versatile accommodation arranged over three floors.

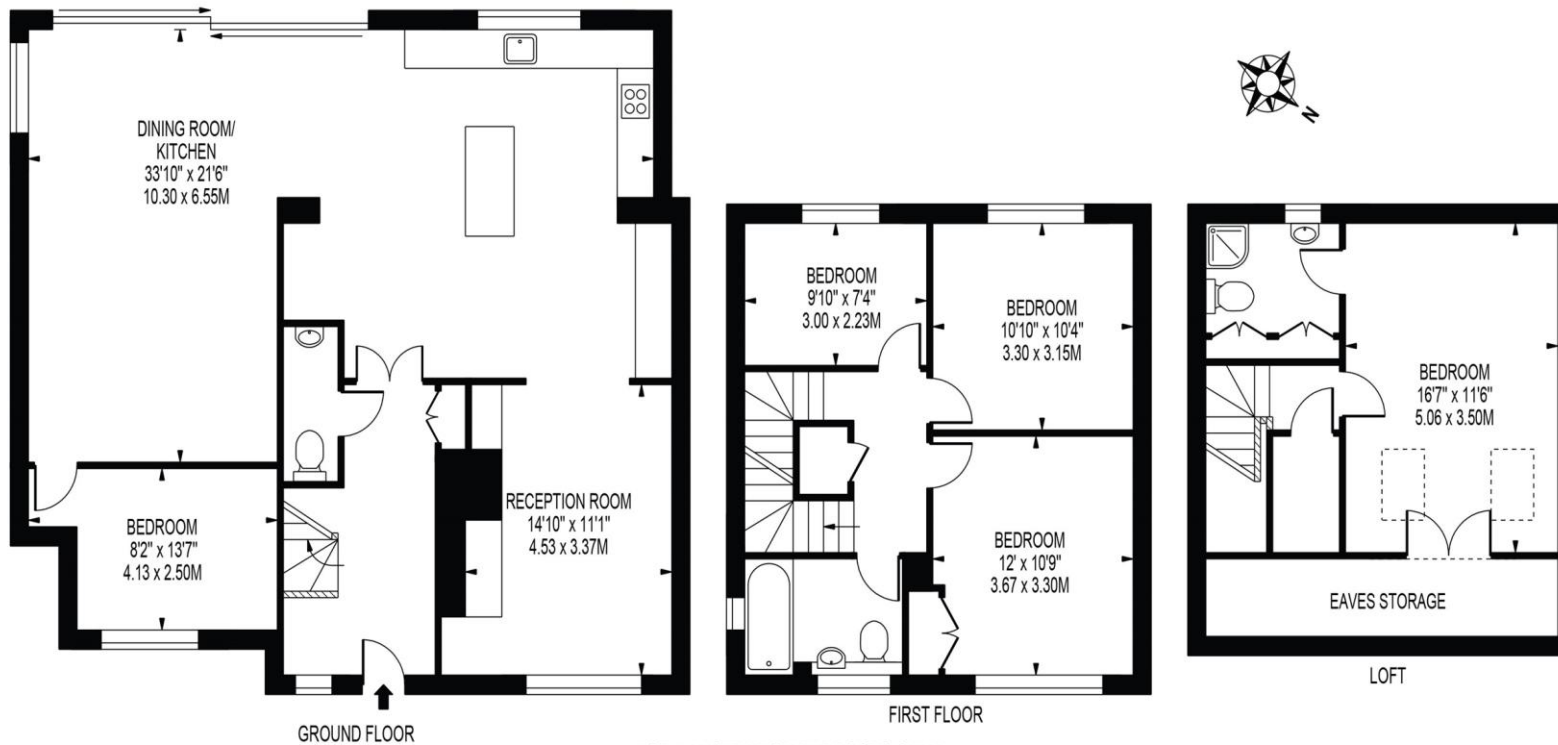


BARTON GREEN

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1968 SQ FT - 182.80 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 75 SQ FT - 6.96 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Upon entering the property, a large welcoming hallway leading to a large open plan, ultra modern kitchen-diner, a front through reception room, a bedroom / study and downstairs WC. The dining area benefits from bi-folding doors leading onto a large south-facing private rear garden.

Continue to the first floor are a further three generous bedrooms and a beautiful family bathroom. The loft has been converted to offer a large master bedroom with en-suite shower room.

In addition this property has under-floor heating to ground floor, ample eaves storage, off-street parking for multiple vehicles, easy access to New Malden National Rail & High Street and falls within numerous sought after school catchments.

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

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- Five Bedroom Home
- En-Suite to Master Bedroom
- South Facing Rear Garden
- Open-Plan Kitchen Diner with Underfloor Heating
- Luxury Family Bathroom

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

£1,000,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107777



Property Ref:
NML107777 - 0004

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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