



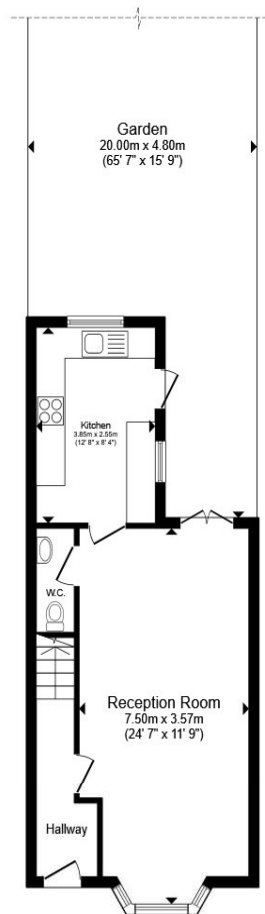
**South Lane, New Malden, KT3 5HL**

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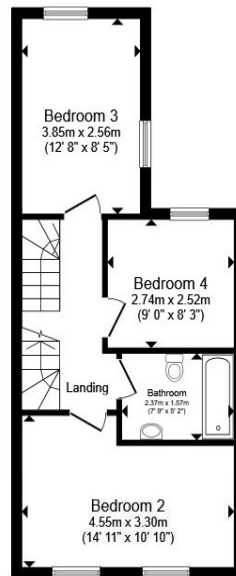
**South Lane, New Malden**

This beautifully presented four-bedroom period home has been thoughtfully extended to create a spacious and versatile layout, ideal for modern family living.

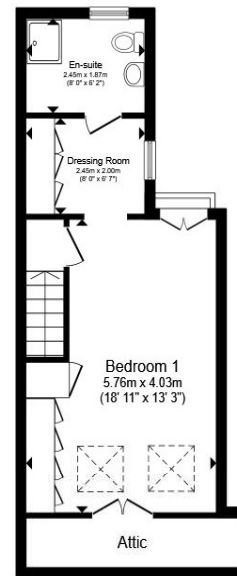




**Ground Floor**



**First Floor**



**Second Floor**



The ground floor features a bright and generous through reception room, enhanced by an attractive bay window and offering ample space for both lounge and dining areas. French doors from the dining space open directly onto the rear decking, creating a seamless connection between indoor and outdoor living.

The separate contemporary kitchen is flooded with natural light and benefits from a breakfast bar, ample storage and direct access to the garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. Two of the bedrooms are comfortable doubles, while the third is currently arranged as a home office. Occupying the loft conversion, the impressive principal suite enjoys a Juliet balcony overlooking the garden, extensive fitted storage, a dedicated dressing area and a stylish en-suite shower room.

Outside, the south-west facing rear garden extends to approximately 60ft and features a decked entertaining area leading onto a mature lawn.

Ideally located within the catchments area for highly regarded local schools, the property is also within easy walking distance of both New Malden and Berrylands stations.

Total floor area 119.3 m<sup>2</sup> (1,284 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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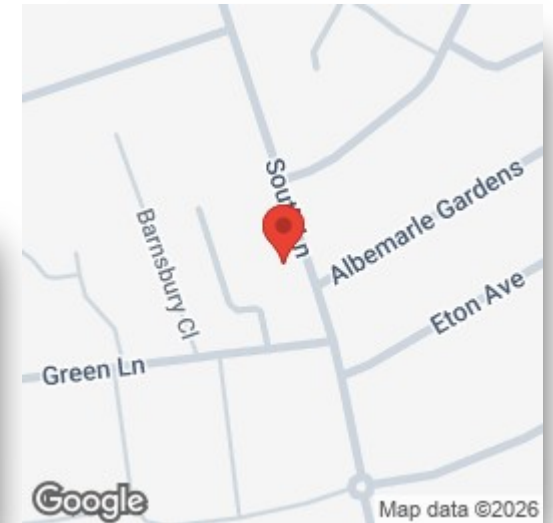
## South Lane, New Malden

- Chain Free
- Ideal Location For Local Schools & Transport
- Extended
- Bright And Spacious
- Flexible Living Arrangement
- 0.7 Miles to New Malden & Berrylands Train Stations

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

guide price

**£686,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107730](https://www.barnardmarcus.co.uk/Property/NML107730)



Property Ref:  
NML107730 - 0003

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