



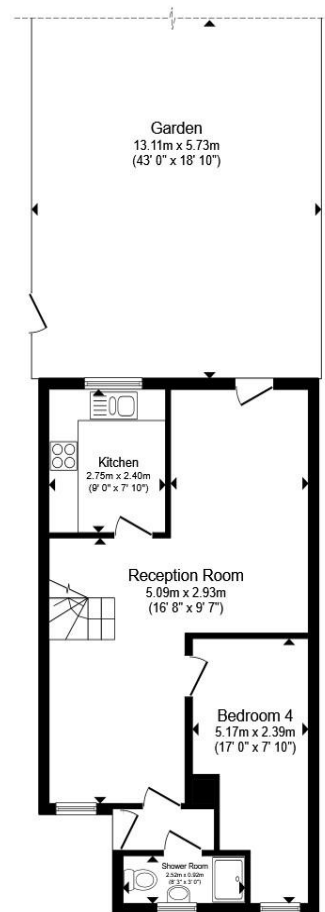
Windrush, New Malden KT3 3TG

welcome to

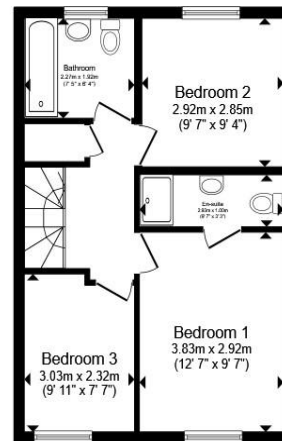
Windrush, New Malden

We are delighted to present this spacious and well-maintained three/four-bedroom semi-detached family home, situated in a sought-after residential area of New Malden.





Ground Floor



First Floor



Arranged over two floors, the ground floor offers a bright reception room, a modern kitchen and a versatile additional room created from the garage conversion, ideal for use as a fourth bedroom, home office or family room.

The first floor comprises three bedrooms, including two generous double bedrooms, one of which benefits from an en-suite shower room, a further single bedroom and a well-appointed family bathroom.

The property also offers potential for a rear extension (STPP).

To the rear of the property is a large private garden, while the front driveway provides off-street parking for one vehicle.

Conveniently located close to New Malden High Street, the property is ideally positioned for local amenities and commuters alike. Berrylands Station is approximately 1 mile away, with New Malden Station just 1.1 miles away, both offering excellent transport connections into Central London and the surrounding areas.

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

Total floor area 92.1 m² (991 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

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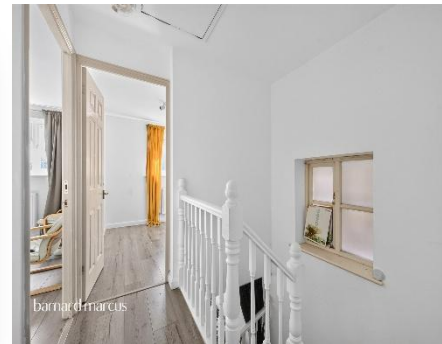
Windrush, New Malden

- No Onward Chain
- 3/4 Bedroom Family Home
- En-Suite to Master Bedroom
- Home Office Space
- Potential to Rear Extend (STPP)

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

guide price

£635,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107737



Property Ref:
NML107737 - 0006

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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