

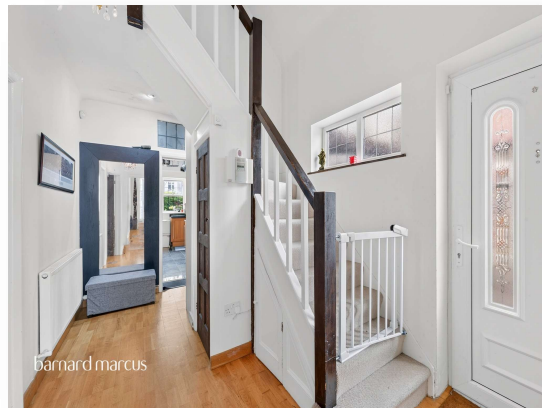
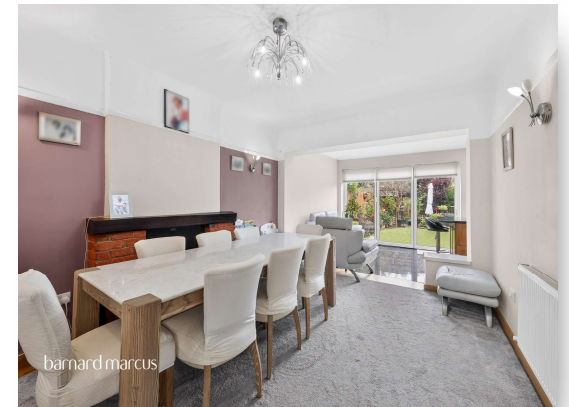


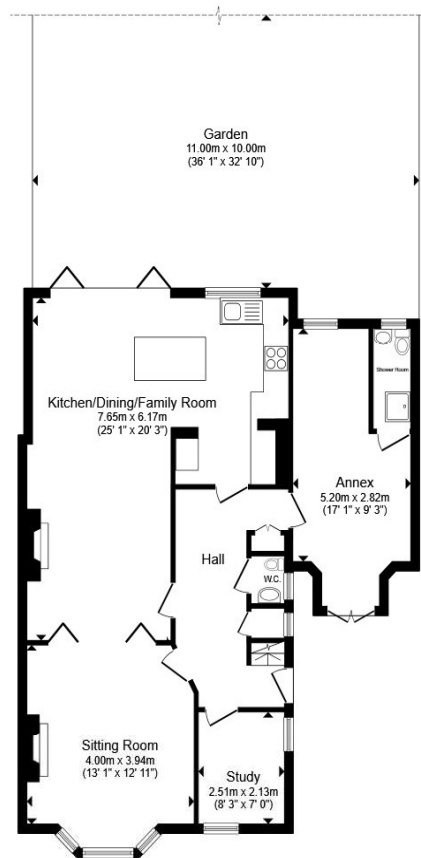
Holmsley Close, New Malden KT3 6AJ

welcome to

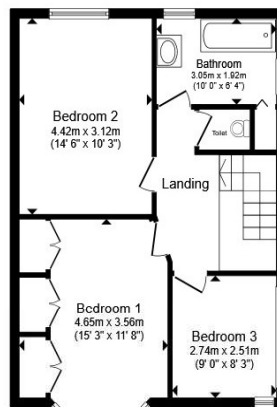
Holmsley Close, New Malden

Tucked away in a quiet cul-de-sac in the ever-popular Old Malden area, this well-presented and thoughtfully extended 3/4 bedroom link-detached home offers flexible living space ideal for modern family life.





Ground Floor



First Floor



The property features a spacious through lounge/dining area, complemented by a bright and generously proportioned kitchen/breakfast room—perfect for everyday living and entertaining. A separate utility room adds practicality, while a versatile study and additional reception/family room provide further adaptable space.

There is also the benefit of two ground floor cloakrooms and a useful annexe area, ideal for guests, home working, or multi-generational living. The rear garden is well positioned to enjoy plenty of sunlight, creating a pleasant outdoor retreat.

Upstairs, the first floor comprises three well-sized bedrooms and a family bathroom.

Externally, the property benefits from ample off-street parking, adding to its overall appeal. Holmsley Close is conveniently located within New Malden's KT3 postcode, forming part of the Royal Borough of Kingston upon Thames. The area offers a strong community feel and is within easy reach of local amenities including the shops at Plough Green, well-regarded schools, and green open spaces.

Excellent transport connections further enhance its desirability, providing straightforward access to neighbouring towns and Central London.

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 143.3 m² (1,542 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



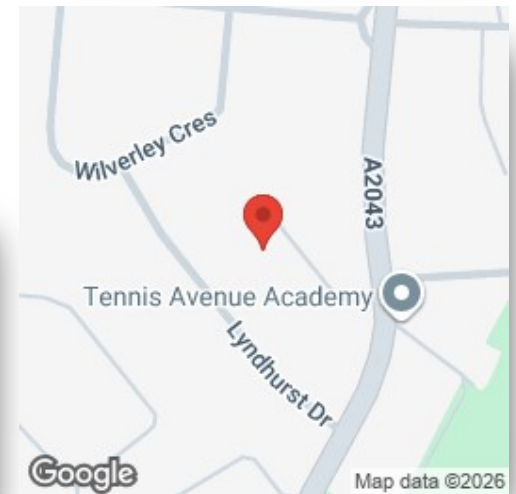
welcome to

Holmsley Close, New Malden

- Three/Four Bedrooms
- Linked Detached Property
- Large Private Rear Garden
- Off Street Parking
- Well Maintained Throughout

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

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107959



Property Ref:
NML107959 - 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.

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