



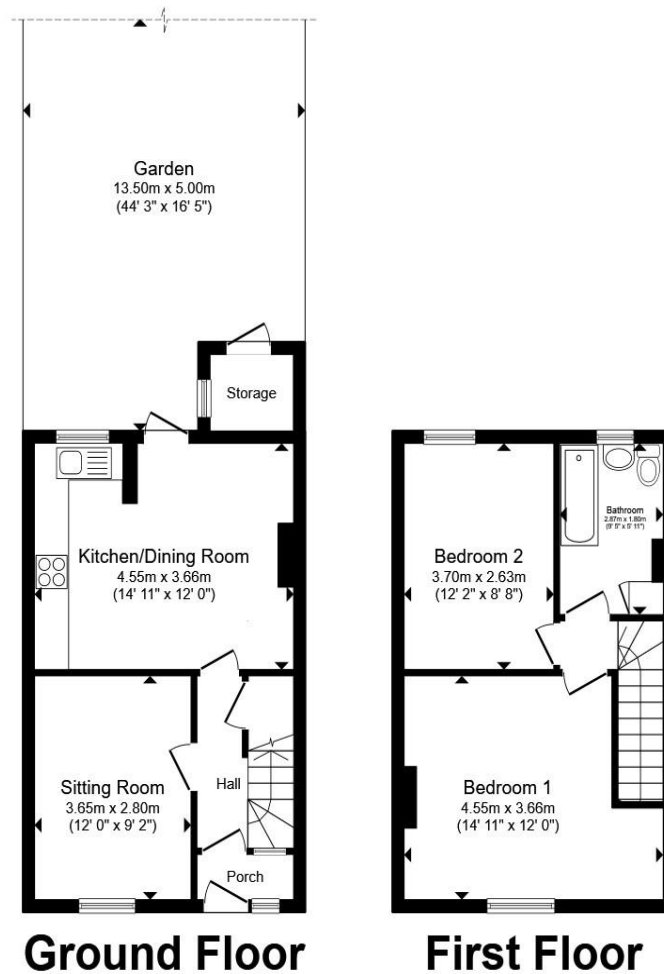
Beresford Road, New Malden KT3 3RQ

welcome to

Beresford Road, New Malden

A charming two bedroom period home, located in a quiet cul-de-sac with easy access into both New Malden and Norbiton Railway.





This well presented period terrace home offers bright and spacious living accommodation throughout. The property features a welcoming entrance hall with under-stair storage, a separate front reception room and a modern kitchen/dining room opening onto a sunny west-facing rear garden. Upstairs are two double bedrooms and a family bathroom.

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

An ideal purchase for first time buyers, investors or downsizers. This attractive home combines character, convenience and excellent transport links in a highly sought after location.

Total floor area 68.5 m² (737 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

Beresford Road, New Malden

- Period Home
- Two Double Bedrooms
- Private Rear Garden
- Open Kitchen Diner
- Quiet Location

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

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107927



Property Ref:
NML107927 - 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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