

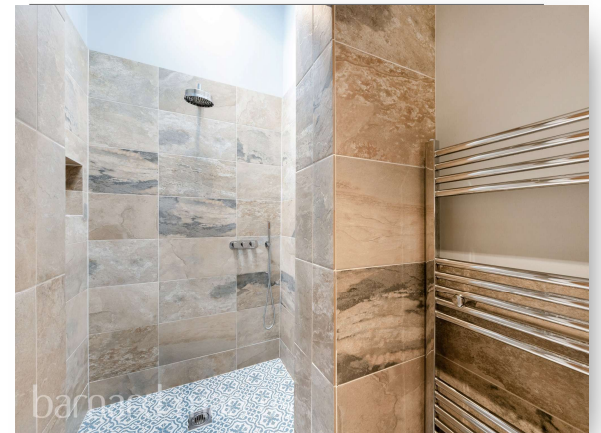


California Road, New Malden, KT3 3RU

welcome to

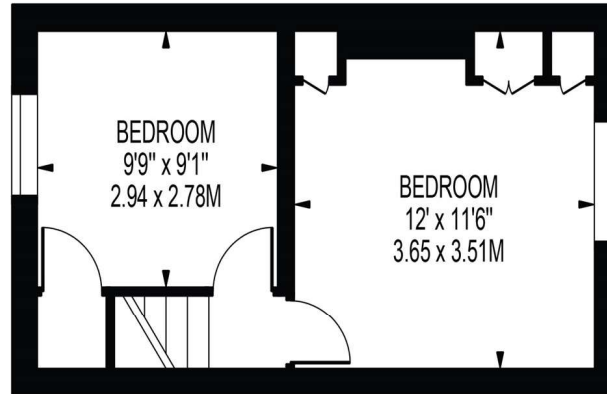
California Road, New Malden

We're proud to offer this ultra stylish, two double bedroom, mid-terraced period cottage which provides superior ground floor entertaining space by way of a large through living room, a chic downstairs toilet and wet room, complete with velux and vaulted ceiling finished to an exemplary standard.

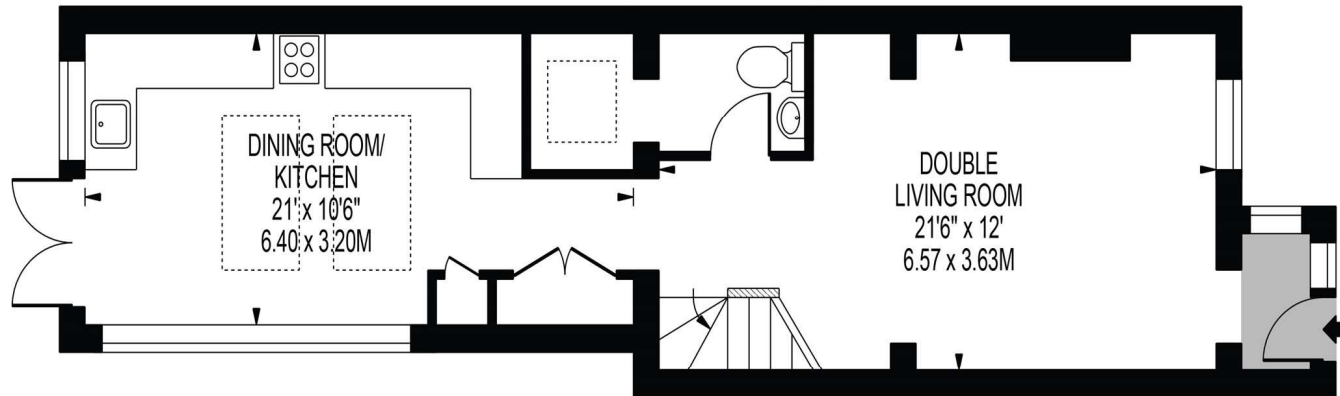


CALIFORNIA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 766 SQ FT - 71.19 SQ M



FIRST FLOOR



GROUND FLOOR

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.

An added addition of a full width rear extension, providing a large open kitchen diner with ample cupboard space, granite tops and space for a large dining table with French doors to a secluded west facing private rear garden.

Continue to the first floor are a further two double bedrooms with ample built in storage, additional benefits include gas fired central heating, period correct double glazing and close proximity to Kingston Town Centre, A3 corridor and New Malden Town Centre.

welcome to

California Road, New Malden

- Two Bedroom Terraced Cottage
- Full Width Rear Extension
- Open Plan Living
- Gas Fired Central Heating & Double Glazing
- Close Proximity to Kingston & New Malden Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£525,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107939](https://www.barnardmarcus.co.uk/Property/NML107939)



Property Ref:
NML107939 - 0002

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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