



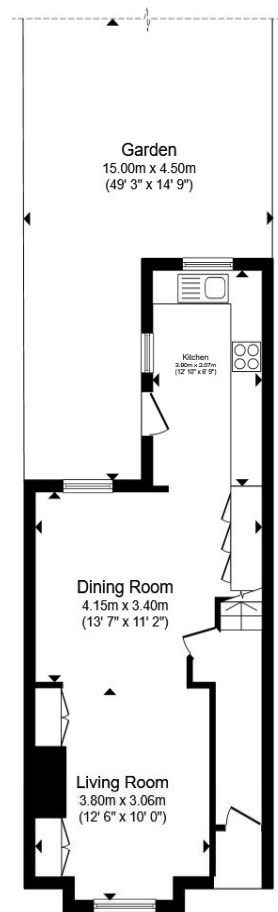
George Road, New Malden, KT3 6BT

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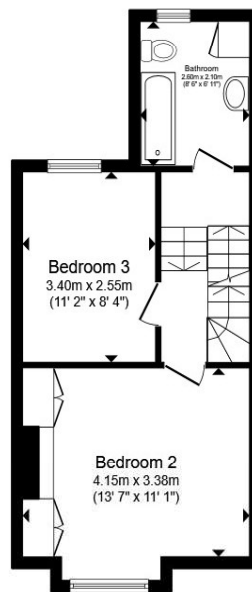
George Road, New Malden

We are delighted to bring to the market an attractive and immaculately presented, three bedroom terrace home, finished to a high standard throughout offering flexible living arranged over three floors.

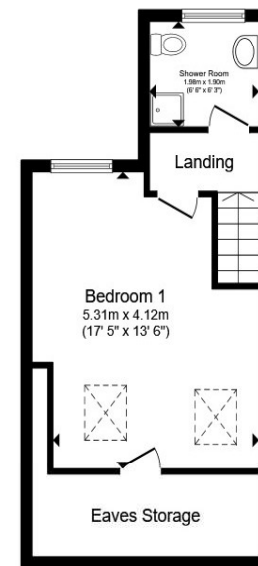




Ground Floor



First Floor



Second Floor



The ground floor consists of a bright and spacious, open plan living/dining area with a bay window adding character and a wealth of bespoke fitted storage. Continue through is a modern fitted kitchen look out onto the private rear garden. The garden is secluded, well maintained and complete with decked seating area.

Continue to the first floor are two generous bedrooms, the larger complete with ample built in storage. The family bathroom suite is ultra modern with separate bath and shower. Continue again to the second floor the loft has been converted to create an additional double bedroom with modern shower room.

Further benefits include gas fired central heating, double glazing throughout, eaves storage in the loft, located within multiple sort after school catchments, close to local transport links and offered in a superb condition throughout.

Total floor area 104.1 m² (1,121 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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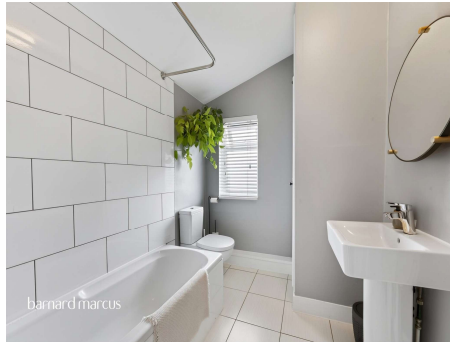
George Road, New Malden

- High Specification Throughout
- Private Rear Garden
- Two Bathrooms
- Ultra Modern Fitted Kitchen
- Ideal Location For Local Amenities
- Ample Natural Light

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

guide price

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107883



Property Ref:
NML107883 - 0003

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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