

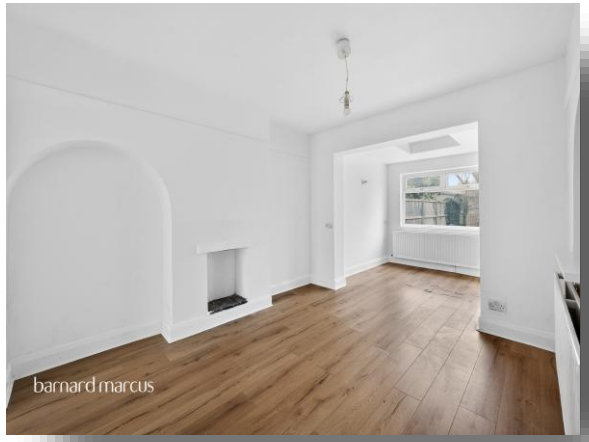

# Chatsworth Gardens, New Malden KT3 6DW

barnard marcus

***welcome to***

## Chatsworth Gardens, New Malden

Situated in the popular 'Homezone' area of New Malden, we are delighted to offer this three bedroom property to the market. Within easy reach of New Malden's busy high street, this property offers itself to a great deal of versatile living over two floors











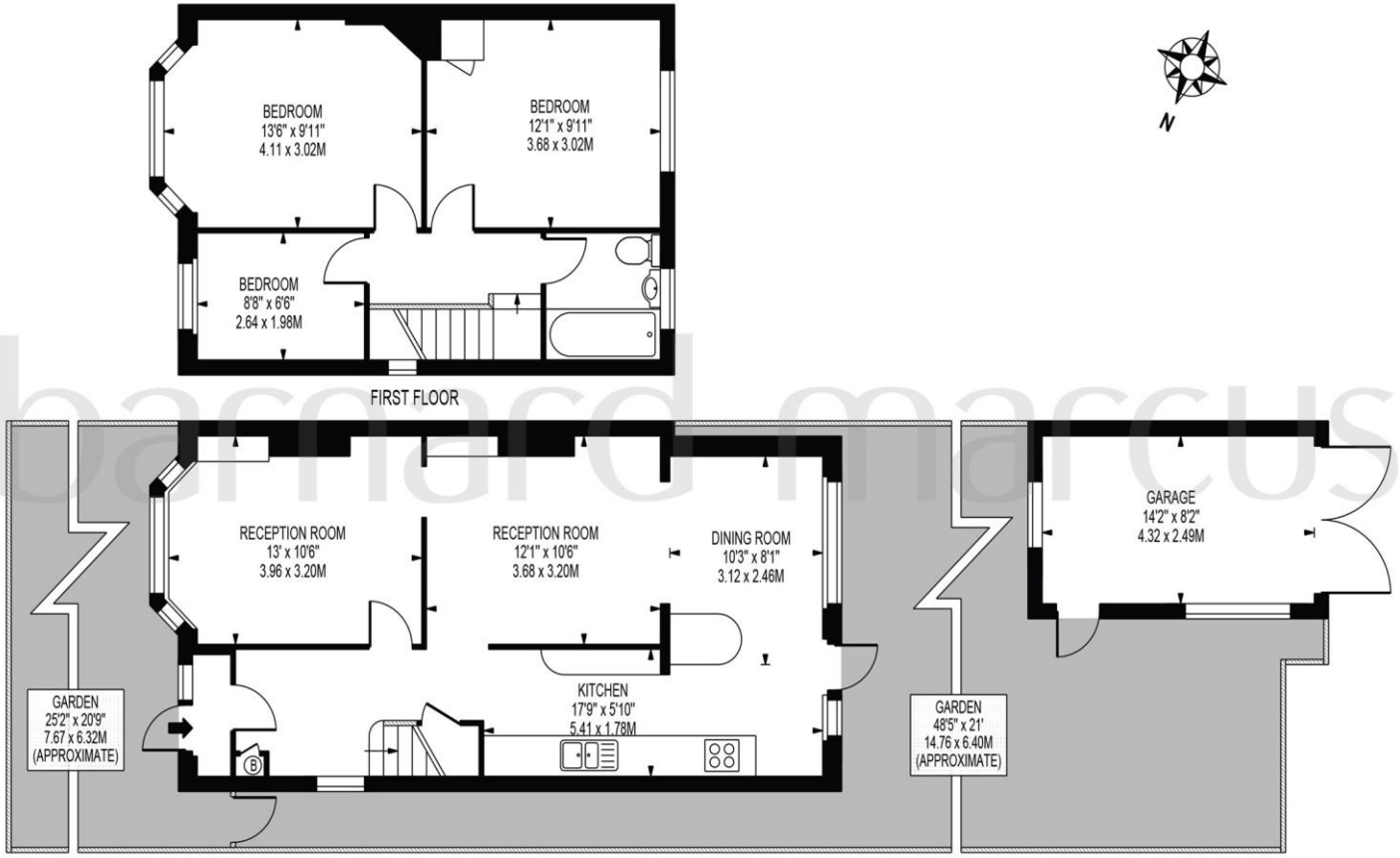







# CHATSWORTH GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **976 SQ FT - 90.67 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **116 SQ FT - 10.76 SQ M**




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.

Situated in the ever popular 'Homezone' area of New Malden. We are delighted to offer this 3/4 Bedroom property to the market. It is within easy reach of New Malden's busy high-street.

The ground floor comprises of an open through lounge, with an open plan kitchen and dining area with newly fitted wooden flooring, overlooking the private rear garden. There is a also the addition of a separate garage at the rear of the garden.

Leading upstairs, we have three generous bedroom and a family bathroom suite. This property has ample natural light throughout and is complete with double glazing and gas fired central heating.

This property offers itself to a great deal of versatile living over two floors, having recently been freshly painted internally & externally with extensive repairs to the roof while in turn still lending itself to the optional possibility of extension & improvement (STPP).

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

***welcome to***

Awaiting Photograph

# Chatsworth Gardens, New Malden

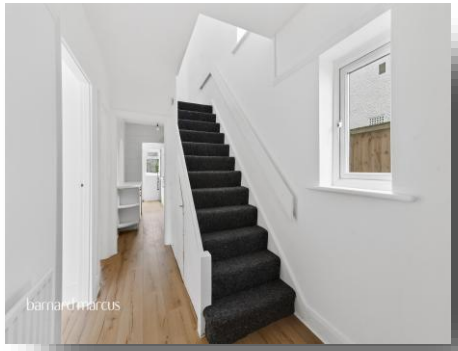
- No Onward Chain
- Quiet Cul-De-Sac Locality
- Open Plan Kitchen Diner
- Newly Fitted Carpets
- Separate Garage

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

guide price

## £640,000










Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/NML107131

The Property Ombudsman

Property Ref:
NML107131 - 0021

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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**020 8942 9211**

NewMalden@barnardmarcus.co.uk

46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ

**barnardmarcus.co.uk**

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