

**West Barnes Lane
New Malden, KT3 6LT**

Guide Price £850,000 Freehold

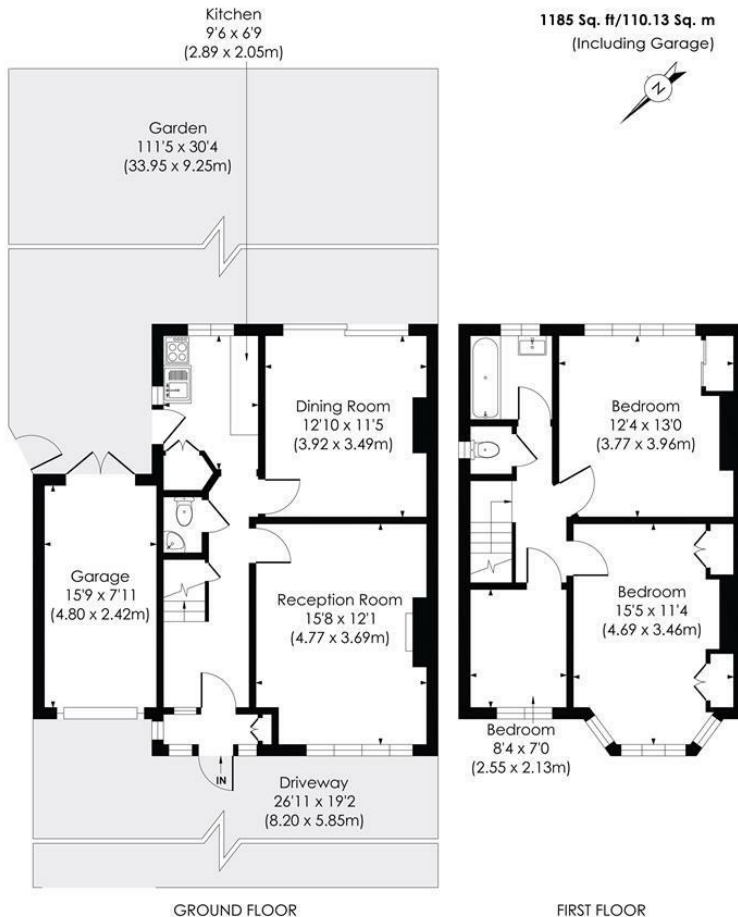


This well maintained THREE BEDROOM, 1930's Semi-Detached house has an impressive 111.5 ft South Facing Garden and offers exceptional potential to extend (S.T.P.P) and finish to an incoming purchasers desired tastes. Located only 0.3 Miles to Motspur Park Station, Shops and the open space of the Sir Joseph Hood Memorial Playing Fields. There is off-street parking to the front, garage to the side, two reception rooms, separate kitchen, downstairs W.C, three bedrooms and a family bathroom. Unextended properties of this calibre and with a south facing garden are rare and we are anticipating interest to be high. NO ONWARD CHAIN.

WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1185 Sq. ft/110.13 Sq. m
(Including Garage)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom Semi-Detached House
- Exceptional Potential To Extend (Loft, Side, Rear S.T.P.P)
- Impressive 111.5 ft South Facing Garden
- Off-Street Parking And Garage
- Well Maintained But Requires Cosmetic Uplift
- 0.3 Miles To Station And Shops
- An Ideal Long Term Family Home
- No Onward Chain
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		87
	64	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

