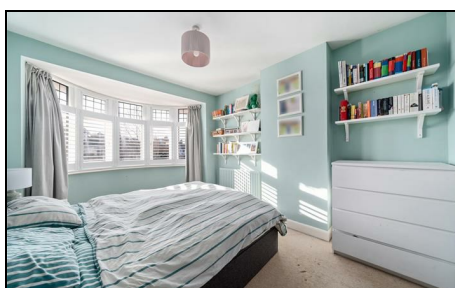


**West Barnes Lane
New Malden, KT3 6LR**

£725,000 Freehold



This lovely THREE BEDROOM, 1930s End of Terrace House has been extended both to the side and the rear creating a sizable kitchen, useful utility room and a separate study. There is also off street parking to the front for two cars, 49'4ft rear garden with shed and rear access, a spacious through lounge, a downstairs W.C and a modern bathroom on the first floor. Offering excellent potential to further extend into the loft space subject to the usual consents. Perfectly located for access to both Motspur Park and Raynes Park Stations, High Street and local Schools.

WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1111 Sq. ft/103.26 Sq. m

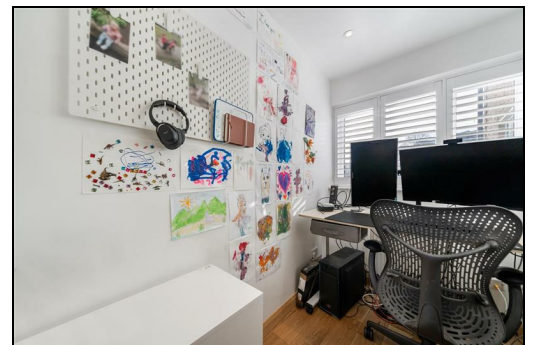


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PROPERTY MARKETING

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 - Rear and Side Extended
- 1930s End of Terrace House
- Off Street Parking to The Front for Two Cars
- 49'4ft Rear Garden with Shed and Rear Access
- Superb Kitchen Extension
- Extended Utility Room and Study
- Potential To Further Extend S.T.P.P
- Close to both Raynes Park and Motspur Park
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	70	85
EU Directive 2002/91/EC		

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