

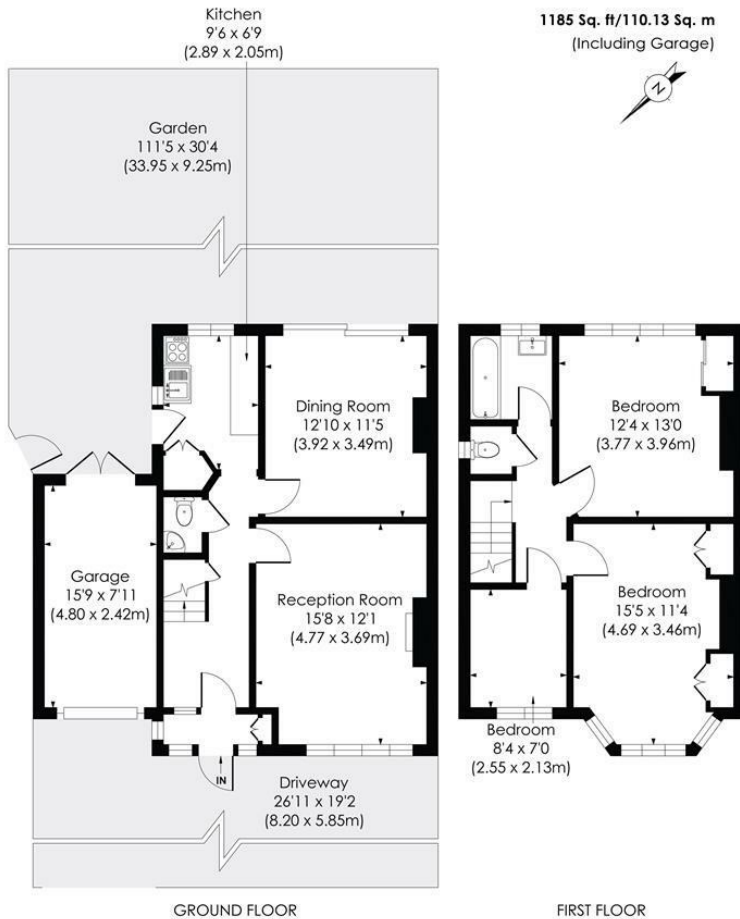
**West Barnes Lane
New Malden, KT3 6LT**

Guide Price £850,000 Freehold



WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area
1185 Sq. ft/110.13 Sq. m
 (Including Garage)



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

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