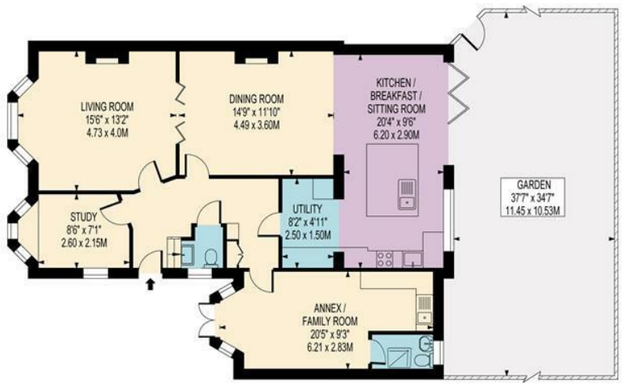
HOLMSLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1595 SQ FT- 148.20 SQ M

FIRST FLOOR



GROUND FLOOR

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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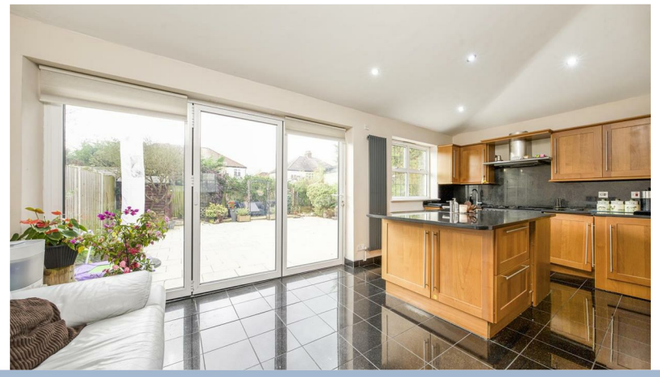
Holmsley Close, New Malden, KT3 6AJ

Offers In Excess Of £775,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Holmsley Close is located in New Malden, within the KT3 postcode area, in the southwest of Greater London. It lies in the Royal Borough of Kingston upon Thames, close to the border with Surrey. The area is primarily residential, with easy access to local amenities and parks, and is well-connected by road and public transport, providing convenient links to nearby towns and central London.

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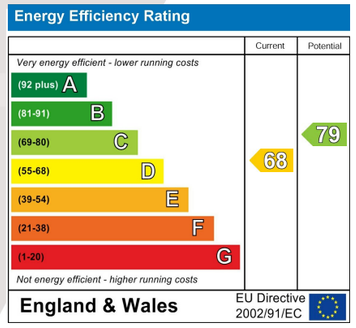
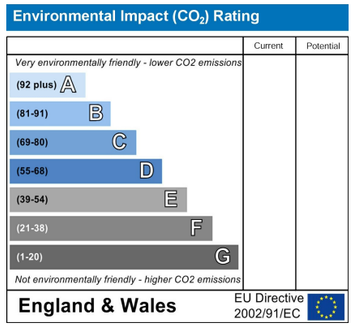
THE PROPERTY

The ground floor comprises a through living/dining room, an open kitchen and breakfast room, utility room, study with an annex and family room two downstairs cloakrooms and a comfortable garden.
The first floor comprises three spacious bedrooms and a family bathroom.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.
Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.