

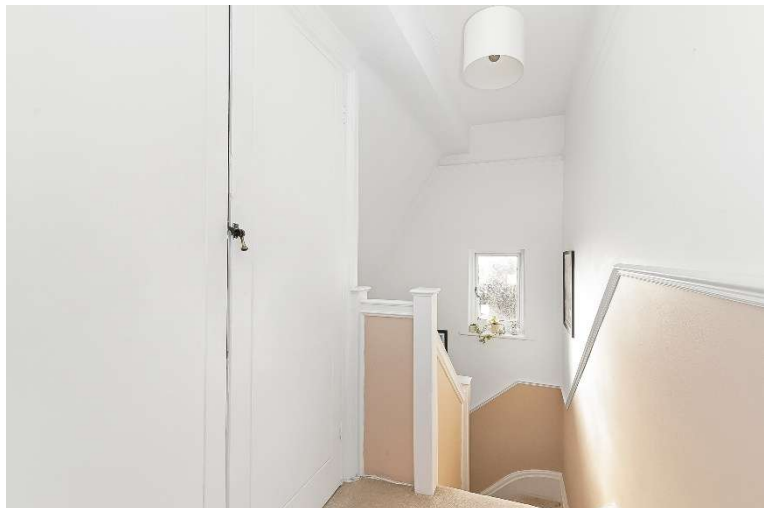
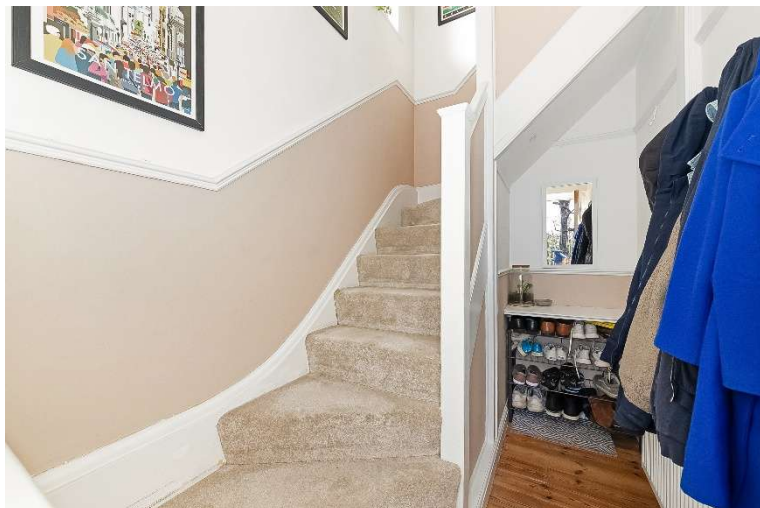
West Barnes Lane New Malden KT3



- **Two Bedroom Maisonette**
- **Share of Freehold**
- **Modern Bathroom and Kitchen**
- **Close proximity to Motspur Park station**
- **Courtyard Garden**
- **Off street parking and garage**

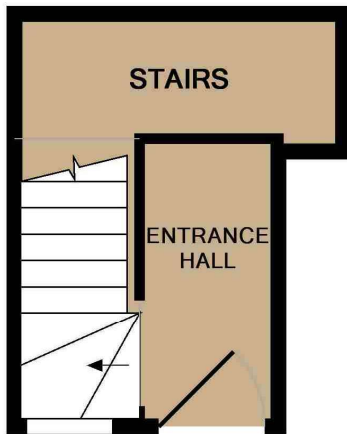
Price £440,000

A bright and charming two bedroom maisonette with off street parking, garage and just moments away from Motspur Park station. As you enter the property, there is a cloakroom area and stairs leading up to the landing with storage cupboard. This property has been neutrally decorated and well presented throughout. The reception room is a good size and benefits from large windows, which bring in a lot of natural light; there is also a feature fireplace. The second bedroom is being used as a study, ideal if you work from home, but big enough for guests or if you want to set it up as a second bedroom. The master bedroom is spacious and overlooks the pretty courtyard garden. The bathroom is modern and has a large walk in shower. The kitchen is also modern, with under floor heating. From the kitchen, there are stairs leading down to the beautiful, paved garden. EPC rating D. Council Tax Band C

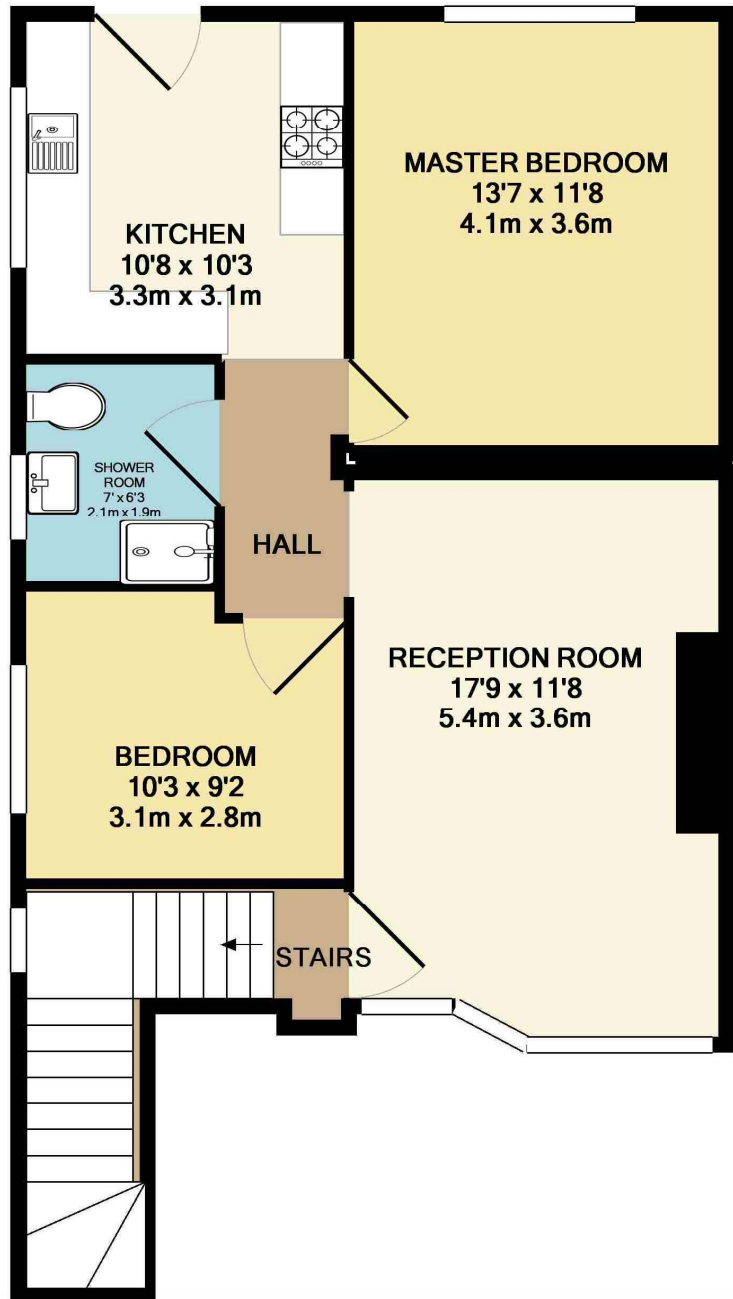








GROUND FLOOR
APPROX. FLOOR
AREA 113 SQ.FT.
(10.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 702 SQ.FT.
(65.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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