

## Barnsbury Close New Malden KT3



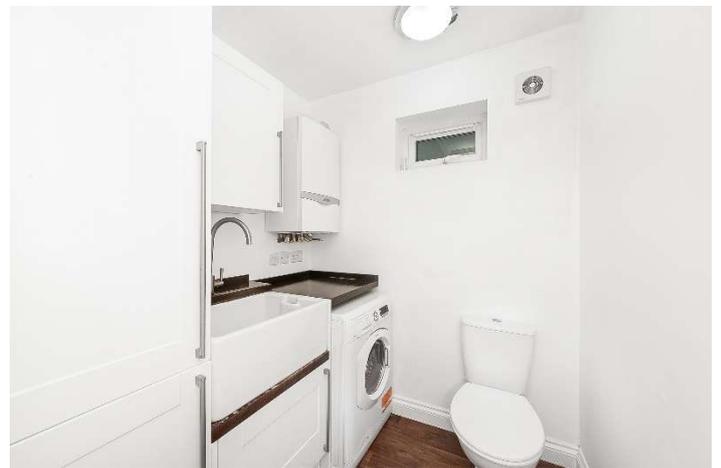
- **Three Bedrooms/ Two Receptions**
- **Open Plan Kitchen/Dining Room**
- **Utility Room/W.C**
- **West Facing Garden**
- **Off-street Parking**
- **Quiet Cul De Sac**

**Price £735,000**

Set within the peaceful embrace of a quiet New Malden cul-de-sac, sits this three bedroom semi-detached residence which has been newly decorated throughout. From the moment you step into the spacious and welcoming entrance hallway, the home unfolds with an air of sophisticated warmth. To the front, a private study offers a sanctuary for quiet contemplation, while the separate living room—anchored by a charming working fireplace—invites cosy evenings spent in the glow of the embers. At the heart of the home, the open-plan kitchen and dining room serves as a sun-drenched haven for family life with French doors, the interior transitions seamlessly into a low maintenance west facing garden. A flush-across decking area provides the perfect stage for al fresco entertaining, leading down to a lawn and the practical additions of a coal house, storage shed, and convenient side access. Additionally there is a well appointed utility room with W.C. Retreating upstairs, you will find two generous double bedrooms and a single, all served by a large, modern family bathroom. With off-street parking to the front and the verdant expanse of Green Lane Park just a short stroll away and further potential to extend (STPP) this home perfectly balances suburban serenity with easy access to the vibrant High Street and local transport links. A true sanctuary for the modern family. EPC D. Council Tax Band E. No onward Chain.

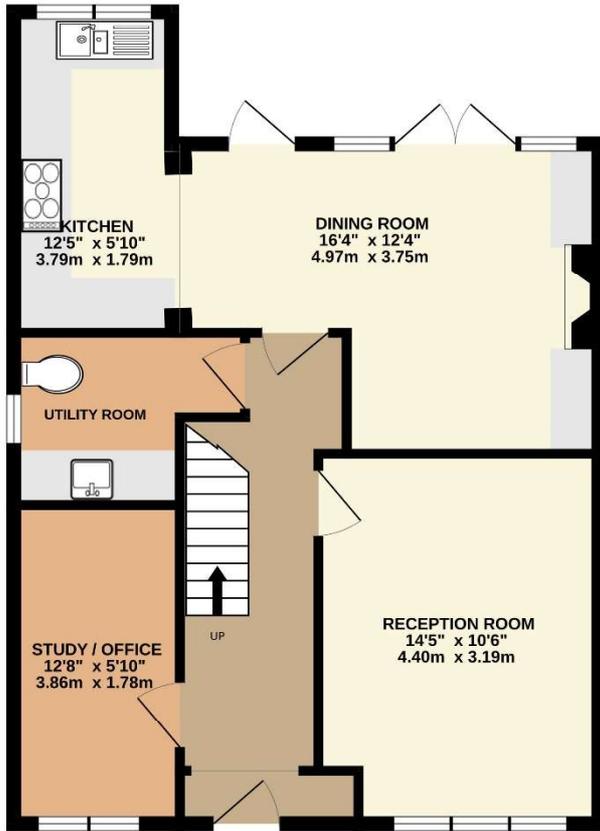




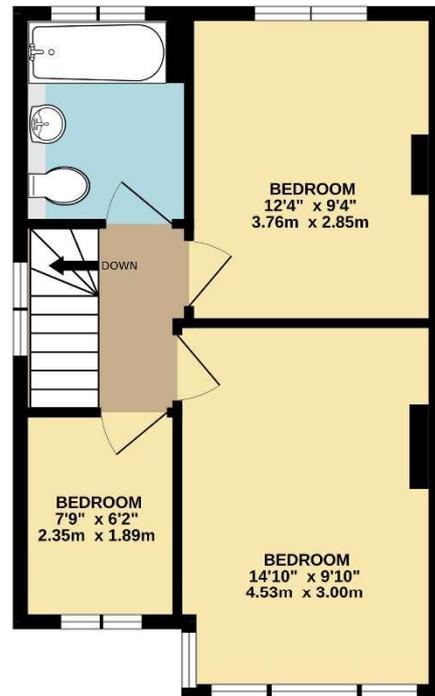




GROUND FLOOR



1ST FLOOR



BARNSBURY CLOSE, KT3

TOTAL FLOOR AREA : 1062sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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