



Somerset Close, New Malden, KT3 5RG

welcome to

Somerset Close, New Malden

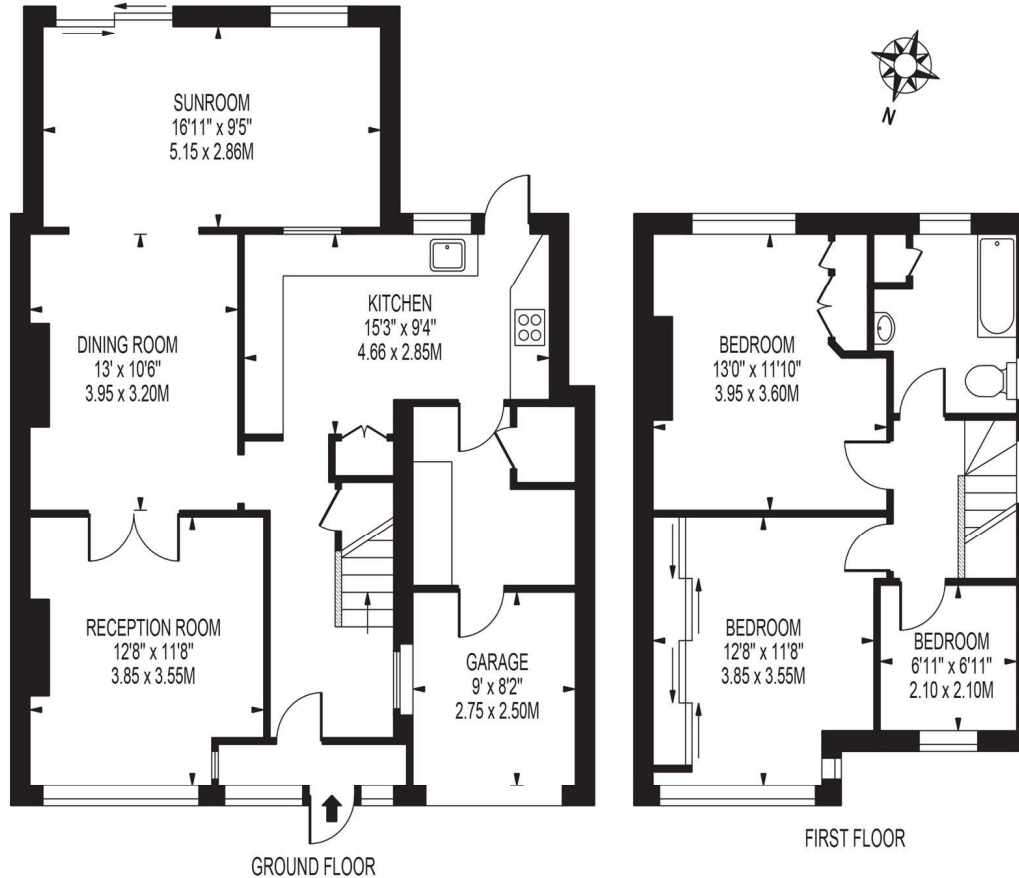
This well-proportioned three bedroom family home offers bright & spacious accommodation with a versatile ground floor layout having benefitted from both the side & rear extension. Offering a front reception, dining room and the addition of a sunroom at the rear of the property. Further benefits include two large double bedrooms to the first floor, family bathroom and a smaller single third bedroom. In addition this property is south facing with a well-proportioned private rear garden and off-street parking. This property is ideally situated for access to A3 corridor and having been recently decorated, offers no onward chain and future potential extension subject to usual planning consent.



SOMERSET CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1256 SQ FT - 116.66 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 74 SQ FT - 6.88 SQ M



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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Side & Rear Extended
- South Facing Rear Garden
- Garage to Front
- Ideally Situated to A3 Corridor & Transport Links

Tenure: Freehold EPC Rating: E

Council Tax Band: F

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107660](https://www.barnardmarcus.co.uk/Property/NML107660)



Property Ref:
NML107660 - 0003

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