



barnard marcus

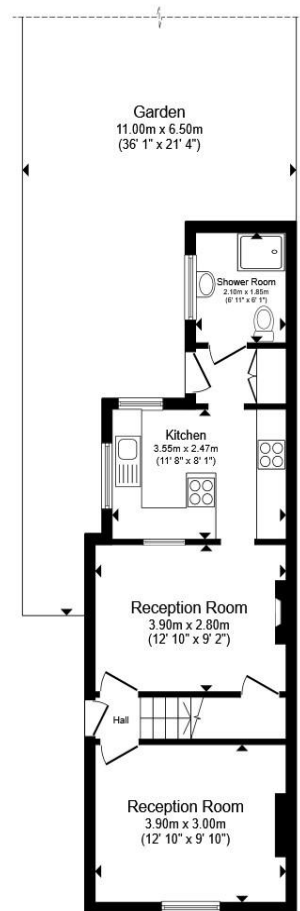
California Road, New Malden KT3 3RU

welcome to

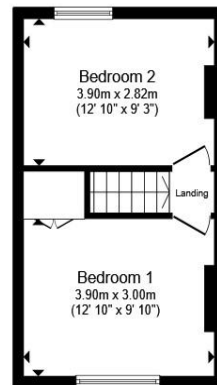
California Road, New Malden

A charming and deceptively spacious two-bedroom period home, ideally positioned on the sought-after California Road and offering nearly 1,200 sq. ft. of accommodation and is offered to the market with no onward chain.





Ground Floor



First Floor



The property is well presented throughout and boasts two generous reception rooms, providing flexible living and entertaining space. To the rear, there is a larger-than-average kitchen which serves as the heart of the home, offering excellent storage and workspace.

Upstairs, the property benefits from two well-proportioned double bedrooms, both offering excellent natural light and comfortable accommodation. A modern shower room is situated to the rear of the property.

Externally, the home enjoys a generous private rear garden.

California Road is a highly regarded residential location, conveniently situated for Kingston Town Centre, Norbiton and Kingston stations, highly rated local schools and an array of shops, restaurants and leisure facilities. The property further benefits from residents' permit parking.

This is a fantastic opportunity to acquire a characterful home with immediate appeal and significant scope to add value and create a larger family residents (stpp)

Total floor area 111.3 m² (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

California Road, New Malden

- Period Terrace Home
- Two Double Bedrooms
- Modern Shower Room
- Larger-than-average Kitchen
- Potential to Extend Further (STPP)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML108018



Property Ref:
NML108018 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3
4EZ



barnardmarcus.co.uk