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# MINI MAG

APRIL ISSUE

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A SELECTION OF PROPERTIES  
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# St George's Day

Here are some fun facts we bet you didn't know about St George's Day!



## **England isn't the only country to celebrate St George's Day...**

Aside from England, other countries that celebrate St George's Day include Canada, Croatia, Portugal, Cyprus, Greece, Georgia, Serbia, Bulgaria, Romania, Bosnia and Herzegovina, and the Republic of Macedonia.

## **The date of St. George's Day occasionally changes if it falls close to Easter.**

Apparently, Church of England rules stipulate that no saint days should be celebrated between Palm Sunday and the Sunday after Easter Day, so if the 23rd April falls in between that time, it must be moved. In 2011, it was moved from its usual date to 2nd May and in 2014 it was moved to 28th April.

## **St George never actually set foot on English soil!**

Yep! St. George never actually visited England, but was hugely popular with English kings Edward I, who had George's emblem on his banners, and Edward III, who owned some of his blood... Ew! St. George's cross was first introduced to represent England by Henry VIII.

## **St George had some competition...**

Although St George was well known in early medieval England, Edmund the Martyr, Gregory the Great and Edward the Confessor were chief contenders for the title of the country's patron saint.

# FREE INSTANT ONLINE VALUATION

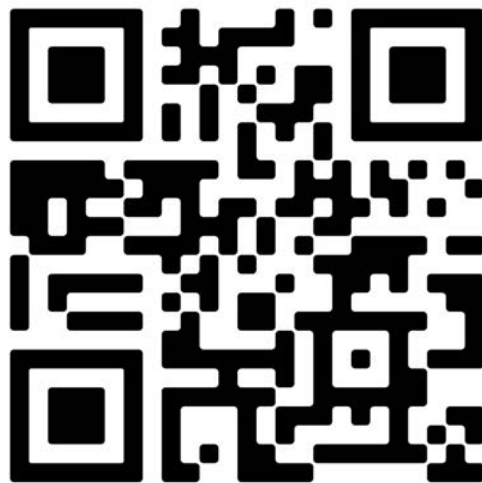
We're 3 months into 2021, and the market seems to be staying strong as we get closer to summer!

Infection numbers are going down, the NHS are still doing a remarkable job with the vaccine rollout, and with good weather & restrictions starting to be lifted, everyone seems to be in a better mood.

The Stamp Duty Holiday has been extended until the end of June, meaning there's been a pick-up in sales activity, and everyone who thought they'd just missed out has been given an extra chance to complete before the end of the holiday.

The lettings market is getting busier and busier looking towards summer, and as always we have plenty of great quality applicants keen to view properties, and ready to move, as long as the asking prices are set at the right level.

If you're considering letting out, or selling your property, why not use our free instant online valuation tool to see what your property could achieve? Or, even better, why not ask one of us to pop round to have a chat and give you a more accurate, no obligation quote.



SCAN ME

# HOW TO SELL YOUR HOME FAST THIS SPRING



**If you're thinking about selling your home in New Malden and surrounding areas this spring and want a quick sale, then here are our tips to help you find a buyer in no time at all.**

## **1) Fix any minor issues**

When you're living in a place it's easy to overlook a missing lightbulb, a damaged fence or a cracked window.

However, if you're looking to sell, then these minor issues are all things that buyers could pick up on, and which might put them off making an offer.

Some buyers may see minor issues like these as a sign of potentially bigger issues elsewhere, and it gives them the impression that the house isn't well maintained generally.

So before you come to sell, just take some time to sort out those odd jobs that you've been putting off.

## **2) Show off your home's assets**

You want to show your property in its best light, so that means highlighting everything that's good about it.

For example, you may have been using the second bedroom as a dumping ground for all your old coats or magazines, but buyers will want to see how they can use the space as a second bedroom.

So clear all the clutter out of sight, make the bed and let buyers see what it's meant to be used for.

## **3) Find the right buyer**

While it's natural to want to achieve the highest possible price for your property, it may be worth sacrificing a small amount to get a sale completed as quickly as possible.

For example, one buyer may offer you the full asking price but be part of a long chain, whereas a first-time buyer may come in with a slightly lower offer but with no chain to consider.

So if you're looking to sell in a hurry, then it may be worth your while choosing a buyer who's ready to go quickly, even if it costs you a bit of money in the short-term.



**ANCASTER CRESCENT** £2,795pcm

A lovely SEMI-DETACHED house located in a popular road within walking distance of Motspur Park Station. This property offers FOUR BEDROOMS and excellent downstairs space including a CONSERVATORY and OFF-STREET PARKING. EPC rating E.



**CHELTENHAM CLOSE** £1,200pcm

A ONE BEDROOM HOUSE with an extra study area, large living room, fitted kitchen, bathroom, PRIVATE GARDEN and residents parking. Easy access to New Malden station and High Street. EPC rating E.



**KNIGHTWOOD CRESCENT** £2,000pcm

A good size three bedroom family house which has been neutrally decorated throughout and benefits from ample off street parking. EPC rating D.



**WESTBURY ROAD** £1,250pcm

A fantastic ONE BEDROOM, purpose built GROUND FLOOR flat with a PRIVATE GARDEN. EPC rating D.

# EASTER NEST EGG CAKES

TRY THIS DELICIOUS SEASONAL  
RECIPE!

## Ingredients

225g/8oz plain chocolate, broken  
into pieces  
2 tbsp golden syrup  
50g/2oz butter  
75g/3oz cornflakes  
36 mini chocolate eggs

## Method

Line a 12-hole fairy cake tin with  
paper cases.

Melt the chocolate, golden syrup  
and butter in a bowl set over a pan  
of gently simmering water (do not  
let the base of the bowl touch the  
water). Stir the mixture until  
smooth.

Remove the bowl from the heat and  
gently stir in the cornflakes until all  
of the cereal is coated in the  
chocolate.

Divide the mixture between the  
paper cases and press 3 chocolate  
eggs into the centre of each nest .  
Chill in the fridge for 1 hour, or  
until completely set.





**GROVELAND WAY** **£695,000**

A well presented FOUR BEDROOM semi-detached HOUSE with DOWNSTAIRS W.C, a LARGE REAR GARDEN located with easy reach of EXCELLENT TRANSPORT LINKS. NO ONWARD CHAIN. EPC rating E.



**KINGSTON ROAD** **£305,000**

A neutrally decorated modern ONE DOUBLE bedroom FREEHOLD house with ALLOCATED PARKING within easy access of NEW MALDEN STATION and HIGH STREET. NO ONWARD CHAIN. EPC rating C



**ALBANY ROAD** **£760,000**

A stunning FOUR bedroom period house with a wonderful KITCHEN/FAMILY room and a WEST FACING REAR GARDEN. Located in this popular cul de sac within easy reach of New Malden High Street and station. EPC rating D.



**CLEVELAND ROAD** **£525,000**

A pretty TWO DOUBLE bedroom PERIOD HOUSE with DOUBLE ASPECT RECEPTION ROOM and 80ft WEST FACING GARDEN, located within easy reach of NEW MALDEN HIGH STREET and STATION. EPC rating TBC.

# QUIRKY NATIONAL DAYS IN APRIL

APRIL 7TH - National Beer Day

Who could forget April 6th, New Beer's Eve!

April 15th - National High Five Day

April 17th - International Bat Appreciation  
Day

April 20th - National Cheddar Fries Day

April 24th - National Pig in a Blanket Day

April 23rd - National Take a Chance Day