

Connaught Road, New Malden, KT3

£1,195,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Accommodation comprises an entrance porch and entrance hallway leading to the main through aspect 31ft sitting/dining room with feature box bay window to the front and rear bifolding doors with views over the rear garden. In addition, there is a further front aspect reception room which would equally make an ideal 4th bedroom or home office with access to the ground floor shower room/W.C. Positioned to the rear of the house is the impressive modern fitted kitchen which opens up on to the substantial breakfast/dining area with its sizable roof light. The property also benefits from a ground floor utility/boot room. To the first floor are the three substantial and charming double bedrooms, and the main family bathroom/W.C with separate walk-in shower. Externally, the West facing (ideal for the evening sun) 135ft rear garden is laid mostly to lawn and can be enjoyed from the substantial paved patio area.

Detached Family Home

Moments from New Malden High Street

Three / Four Bedrooms

Through Sitting / Dining Room

Characterful Kitchen / Breakfast Room

Family Bath / Shower Room

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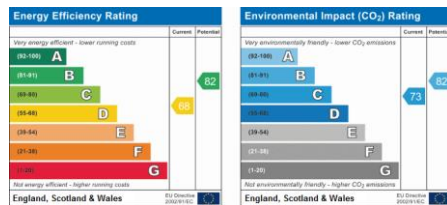
TOTAL FLOOR AREA: 1858sq. ft. (172.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, sections, items 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.
Made with Metagage (2022)

Tenure: Freehold

Council Tax: G

Local Authority: Royal Borough of Kingston upon Thames



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.