

Malden Hill Gardens, New Malden, KT3

£1,050,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; a welcoming entrance hallway leading to a spacious front reception room complete with original features, a bay window, feature fireplace and built in storage. Leading on from the hallway is a separate reception room with a beautiful log burning stove, which in turn provides direct access to the modern extended kitchen which benefits from full width sliding doors and three skylights, which allows an abundance of light to flood through the room. The garden is mostly laid to lawn, but does also benefit from two paved areas and a shed. The ground floor also has a separate cloakroom. On the first floor are two double bedrooms, one generous single bedroom and a four-piece family bathroom. To the second floor is the main double bedroom, with plenty of storage space, and a modern ensuite shower room. The property further benefits from off-street parking.

Extended Family Home

Modern Kitchen / Diner / Family Room

Main Bedroom with En-Suite Shower Room

First Floor Family Bathroom/W.C

Moments from Beverley Park

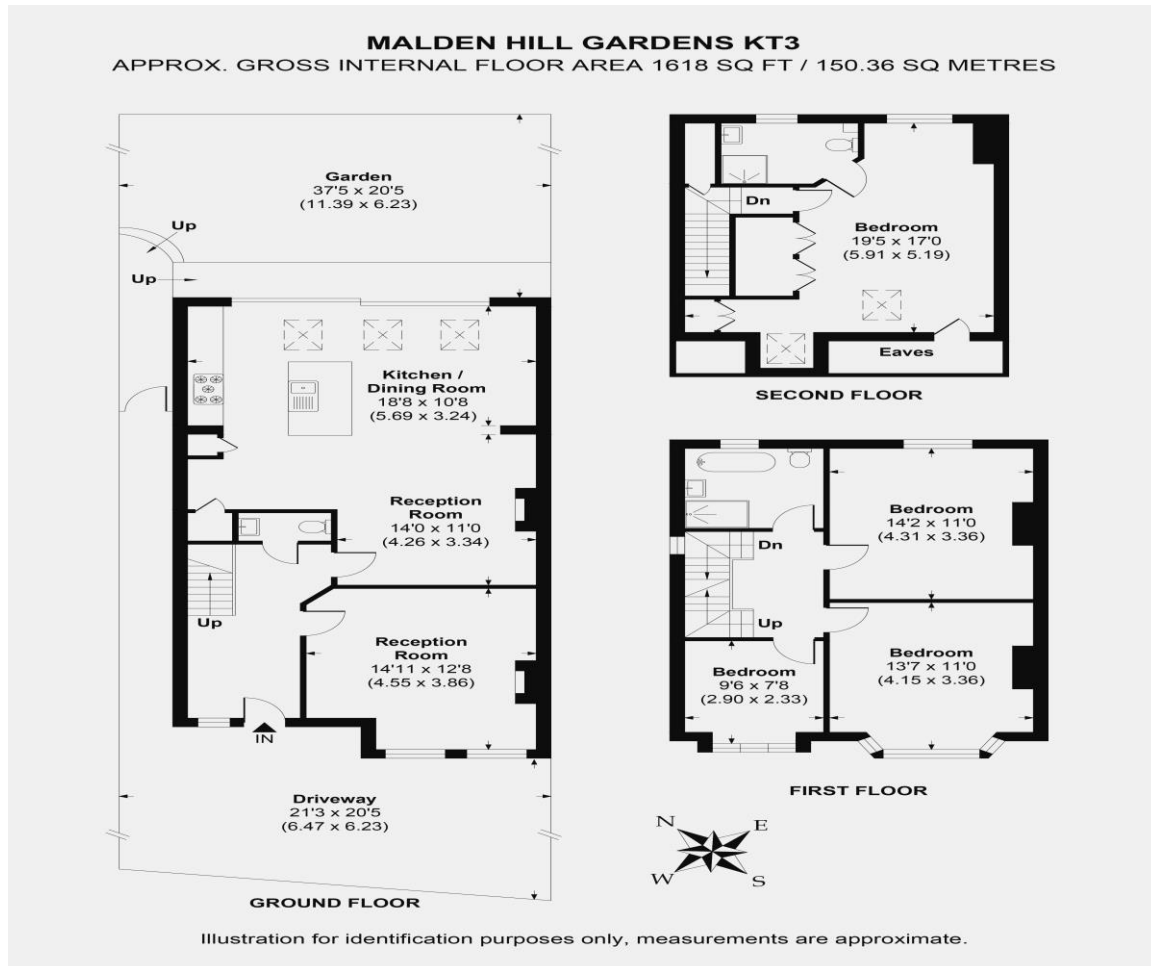
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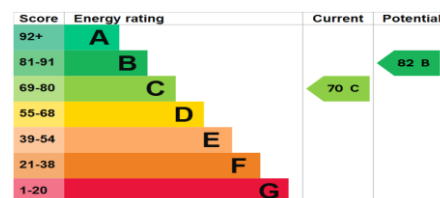
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Tenure: Freehold

Council Tax: F

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.