

# Rosebery Avenue, New Malden, KT3

Monthly Rental Of £4,100 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to offer to the market this well presented 4 Bedroom family home situated in a desirable residential road just a short walk from New Malden High Street and Mainline Train Station. Ground floor accommodation comprises; a generous and welcoming entrance hall leading through to a comfortable and generous living room with front aspect bay window; a rear reception room complete with log burner and further provides direct access to the rear garden; leading on from the hallway is modern fully fitted kitchen complete with appliances and plenty of storage space. There is a downstairs shower room and the fourth bedroom/ office room that has direct access to both the front and rear garden of the house. To the first floor there are three good size bedrooms and a modern family bathroom. Externally, and to the rear of the house is a lovely patio area ideal for entertaining leading to the delightful landscaped garden.

**4 Bedrooms**

**2 Reception Rooms**

**Modern Kitchen**

**2 Bathrooms**

**Garage**

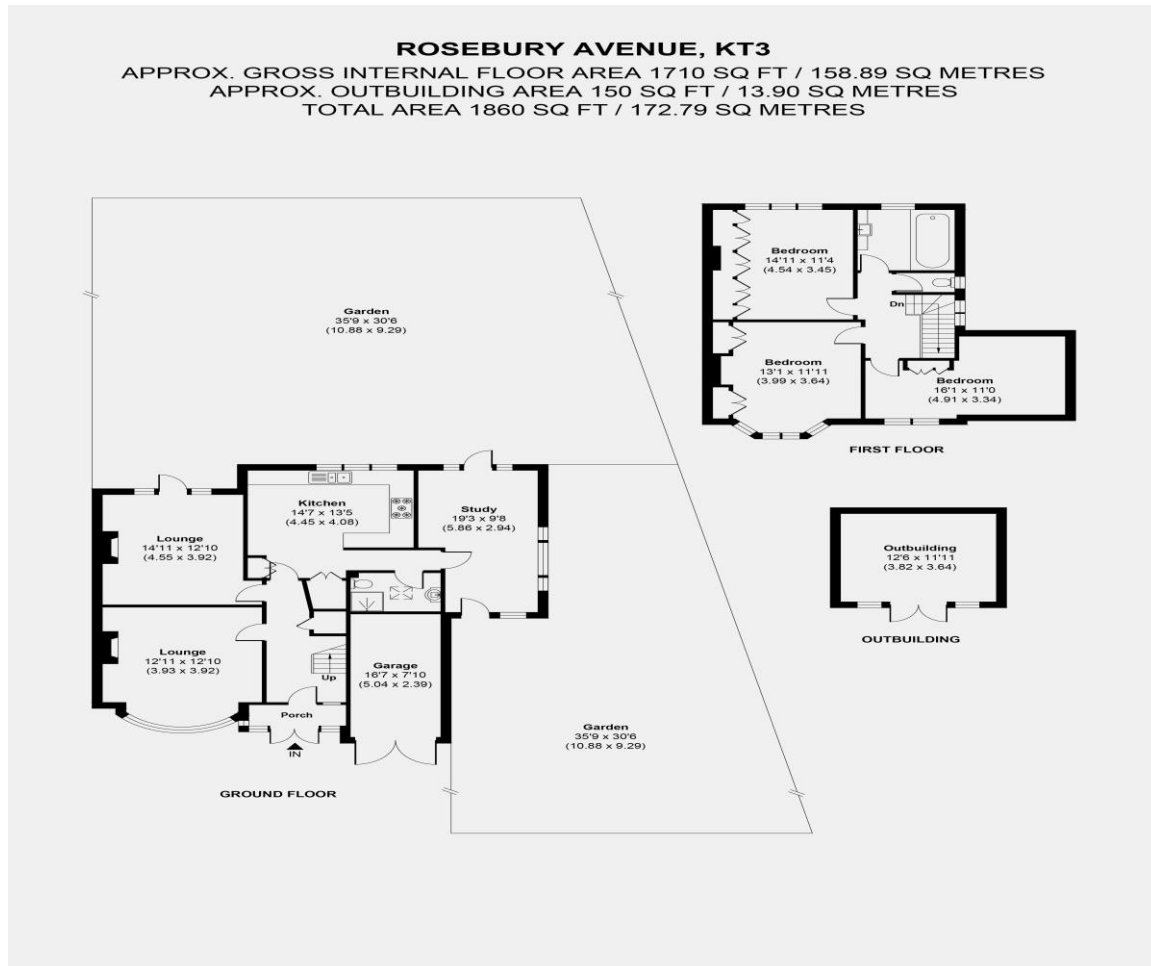
**Off Street Parking**

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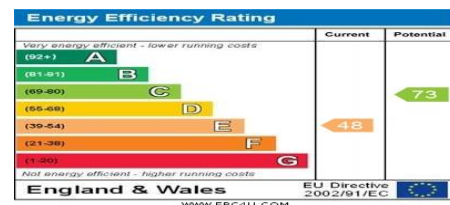
IVY GATE™



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.