

Malden Way, New Malden KT3 5QS

Offers in the Region Of £800,000

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present this three-bedroom Link-Detached family home situated in popular residential location which allows easy access to both New Malden and Kingston Town Centres and Train Stations, as well as Malden Manor Mainline Train Station. The property also allows easy access to a number of local and well-regarded schools. Internal accommodation comprises; a spacious entrance hallway leading to a charming front aspect dining room with feature bay window. To the rear is the sitting room with doors opening on to a private garden. The property also benefits with adjoining Annex/Studio flat with its own shower room and separate entrance. The first floor offers three double bedrooms with one of the bedrooms having a shower area. Worcester Park & New Malden are located on the borders of Surrey & Southwest London. Located just 10 miles from Central London. Within short walking distance of Malden Manor Station providing an easy commute into central London, as well as the 'Ofsted Outstanding Richard Challoner School' and Malden Parochial Primary school a short stroll away. Excellent road links are also provided with easy access to the A3 and M25.

Three Bedroom Detached House

Private Rear Garden

Adjoining Self Contained Studio/Annex

En-Suite

Family Bathroom

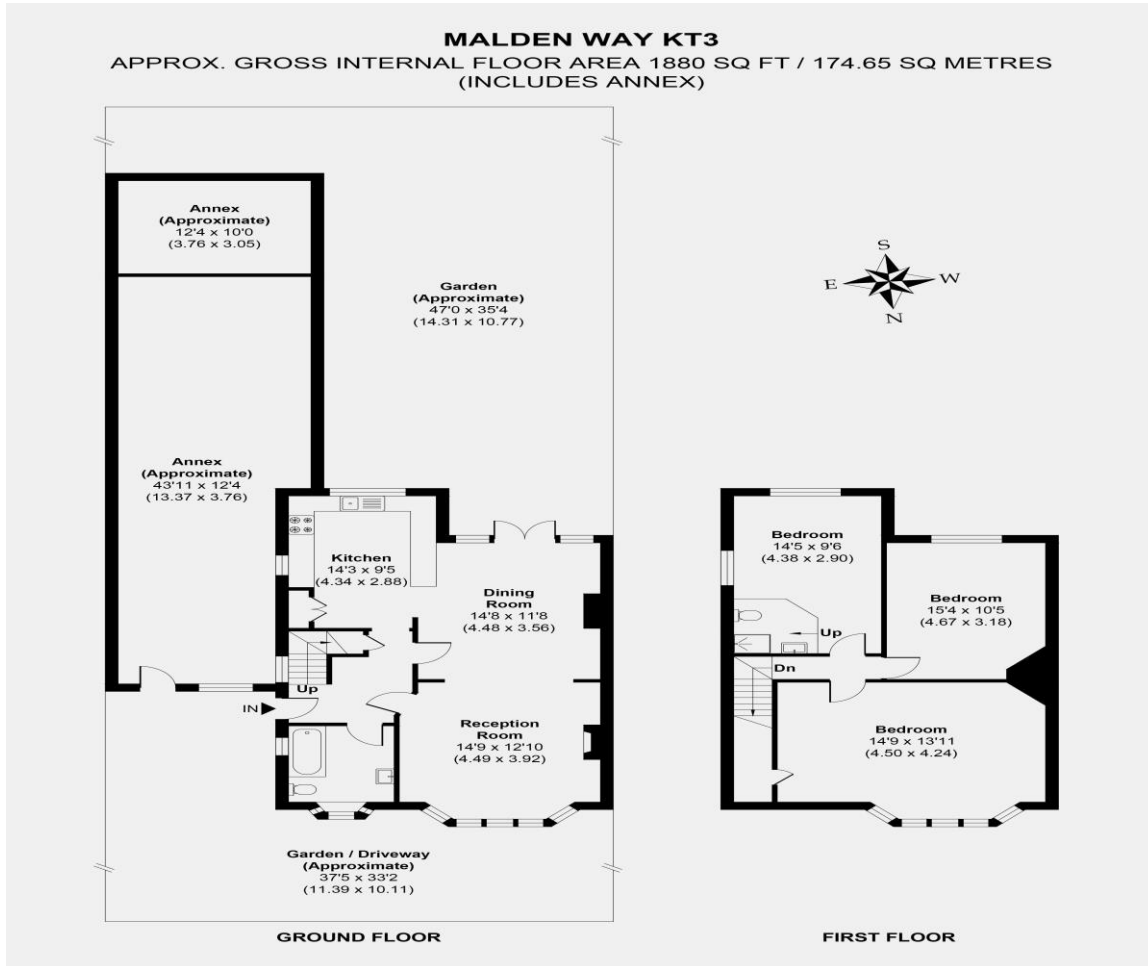
Modern Kitchen

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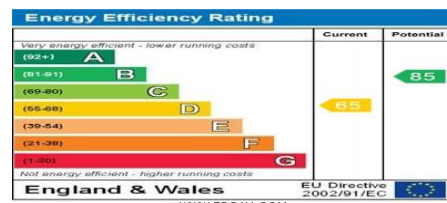


Tenure:

Council Tax: F

Local Authority:

EPC Rating: D



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.