



**Knightswood Crescent, New Malden**  
, KT3 5JS

**Guide Price**  
**£1,000,000**





# Knightwood Crescent, New Malden

## DESCRIPTION

\*\*\*Guide Price £1,000,000 - £1,250,000\*\*\* Nestled in the charming Knightwood Crescent of New Malden, this semi-detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, and 3 bathrooms across 1,767 sq ft, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a well-maintained interior that exudes character and warmth. The large driveway provides parking for up to 5 vehicles, ensuring convenience for you and your guests.

One of the highlights of this property is the impressive 110ft garden, perfect for relaxing outdoors or entertaining al fresco. Imagine enjoying a cup of tea in the tranquillity of your own green oasis. Furthermore there is a large outbuilding, fully insulated and self contained providing almost 500sq ft of entertaining floor.

With a guide price of £1,000,000 - £1,250,000, this property presents a fantastic opportunity to own a remarkable in a sought-after location. Don't miss out on the chance to make this 5-bedroom, 3-bathroom house your new home sweet home.



# ROOMS



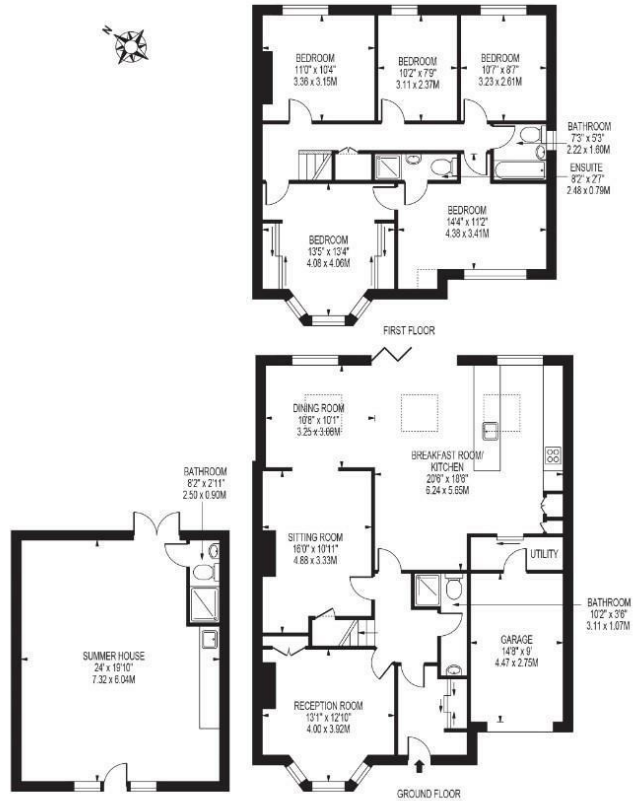


## KNIGHTWOOD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1899 SQ FT - 176.44 SQ M  
(INCLUDING GARAGE & EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.29 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 476 SQ FT - 44.21 SQ M



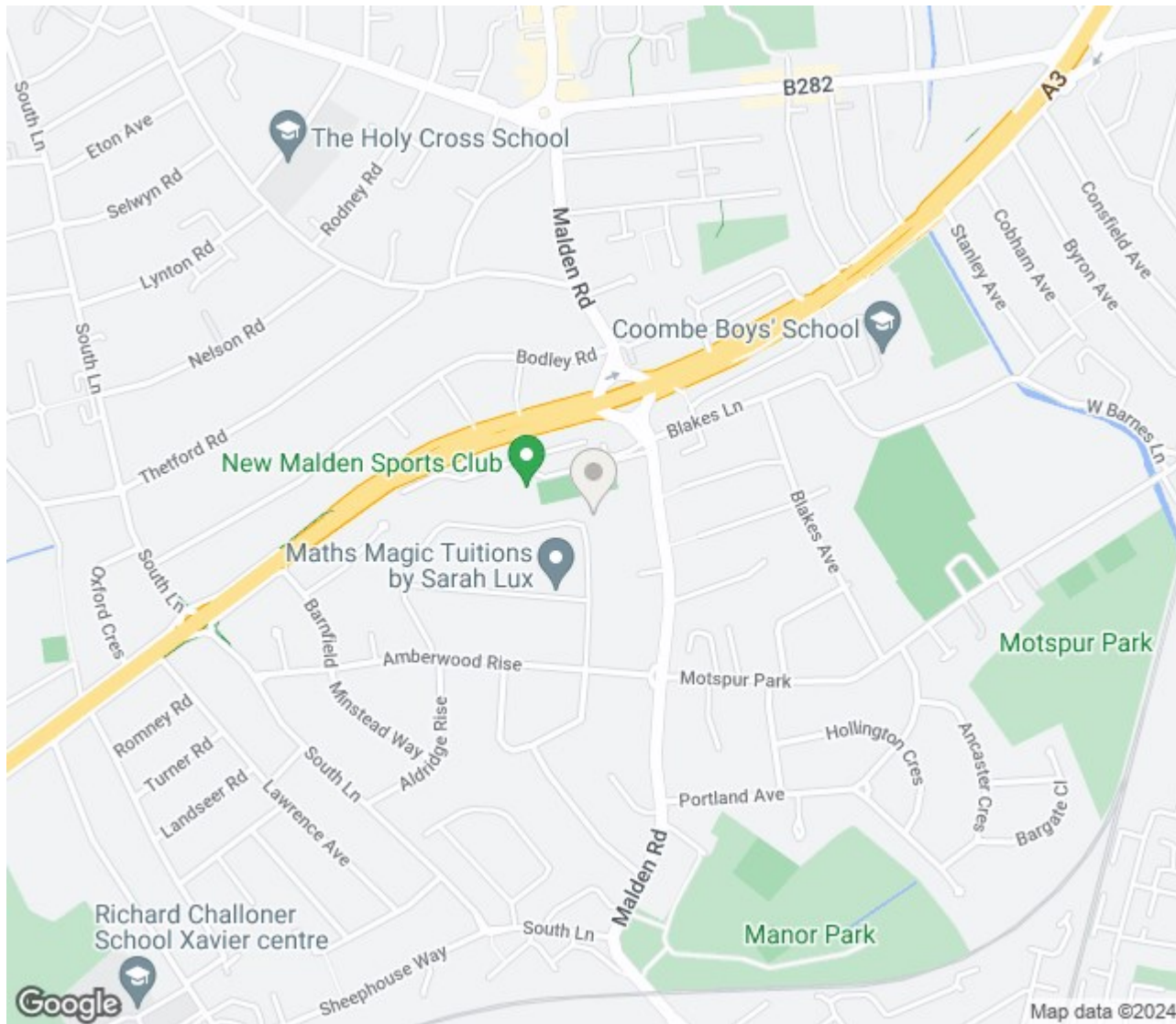
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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