



# 15 SALISBURY ROAD

NEW MALDEN, KT3 3HZ

**£725,000**  
FREEHOLD

Nestled on the charming Salisbury Road in New Malden, this delightful end-terrace house offers a perfect blend of comfort and style. Spanning an impressive 1,258 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-designed layout ensures that each area flows seamlessly, creating a warm and inviting atmosphere throughout.

This home features three generously sized bedrooms, providing ample space for family living or accommodating guests. Each bedroom is thoughtfully designed to maximise natural light, creating a serene retreat for rest and relaxation. Additionally, the property includes three modern bathrooms, ensuring convenience and privacy for all occupants.

The location of this property is particularly appealing, with easy access to local amenities, and transport links to A3 and trains to Central London, making it an ideal choice for families and



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT

## SALISBARY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1258 SQ FT - 116.90 SQ M  
(EXCLUDING OUTBUILDING & EAVES)  
OUTBUILDING AREA : 165 SQ FT - 15.30 SQ M  
EAVES AREA : 55 SQ FT - 5.10 SQ M  
TOTAL AREA : 1478 SQ FT - 137.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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