Montem Road

New Malden
KT3 3QU

Freehold, Terraced
Four bedrooms

- Four double bedrooms
- Over 100 ft rear garden
- Impressive double reception room
- Two bathrooms

- Period features
- Excellent transport links
- Close to the high street
- Opportunity to extend further on the ground floor (STPP)
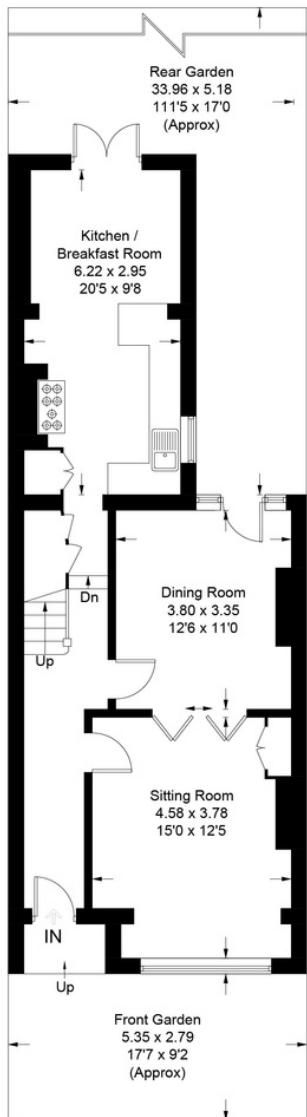
Viewing by appointment only

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A generously proportioned Edwardian-style family home that offers a blend of practicality, period features and modern living. Perfect for a growing family, the ample upper floors feature four double bedrooms and two bathrooms. In addition of the impressive double reception on the ground floor, this wonderful home provides the opportunity for future extension at the side and rear (STPP), if desired. This property features a private c.110ft long garden which is complimented by three seating areas and several mature trees and shrubs. Situated in the 'Peerage' area of New Malden with convenient proximity to the vibrant New Malden high street and the train station. Excellent local primary and secondary schools nearby.
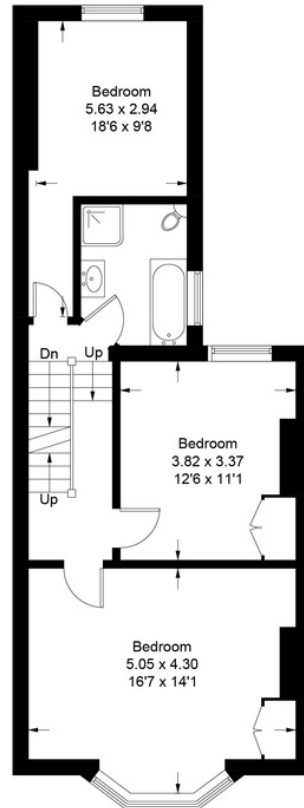
Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft

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Ground Floor

Rear Garden
33.96 x 5.18
111'5 x 17'0
(Approx)

Kitchen /
Breakfast Room
6.22 x 2.95
20'5 x 9'8

Dining Room
3.80 x 3.35
12'6 x 11'0

Dn

Up

Sitting Room
4.58 x 3.78
15'0 x 12'5

IN

Up

Front Garden
5.35 x 2.79
17'7 x 9'2
(Approx)

First Floor

Bedroom
5.63 x 2.94
18'6 x 9'8

Dn Up

Bedroom
3.82 x 3.37
12'6 x 11'1

Up

Bedroom
5.05 x 4.30
16'7 x 14'1

Second Floor

Eaves

Dn

Bedroom
5.54 x 3.62
18'2 x 11'11

Eaves

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1058619)

New Malden has a welcoming community spirit, fantastic high street that boasts a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs.

This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools.

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EPC TBC
Council Tax Band E

New Malden

Richmond Park

Coombe

Kingston

Wimbledon

Christ Church Avenues

Hampton Court Palace

The Groves

New Malden

Beverley Park

The Peerage

Beverley Hills

Motspur Park

by FarleyWood