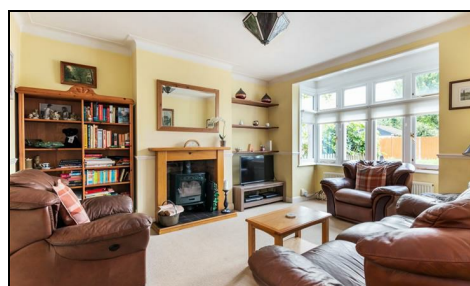


## Glebe Gardens New Malden, KT3 5RX

£800,000 Freehold



This spacious (1622 sqft) and attractive **FOUR BEDROOM, TWO BATHROOM** fully extended Semi Detached family home has off street parking to the front, side access and a superb 69'ft South East facing garden with summer house. Located in a desirable residential road within easy access to Malden Manor Station (0.4 miles) and Worcester Park Station and shops. (0.7 miles).

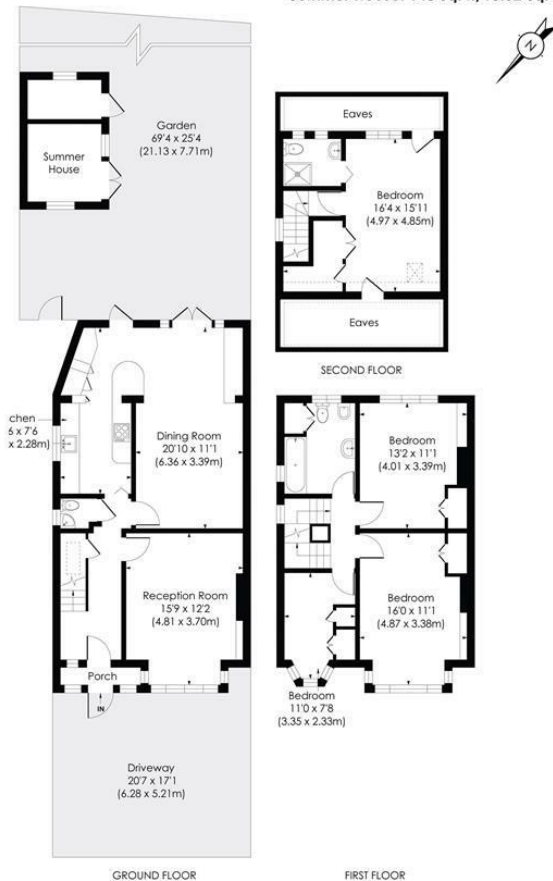
### GLEBE GARDENS, KT3

Approx. Gross Internal Floor Area

**1622 Sq. ft/150.65 Sq. m (Incl. Eaves)**

**1478 Sq. ft/137.33 Sq.m (Excl. Eaves)**

**Summer House: 148 Sq. ft/13.32 Sq. m**

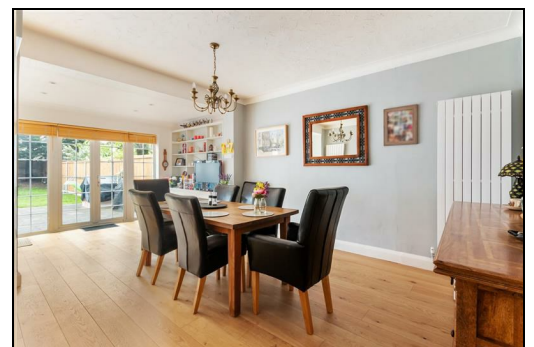
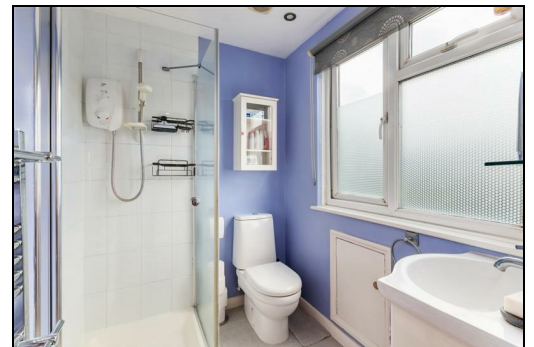


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom - Two Bathroom - Family Home
- 69ft South East Facing Garden with Summer House
- Off Street Parking and Side Access
- Spacious Kitchen/Dining/Family Room
- Separate Front Reception Room and Downstairs W.C
- Spacious Master Bedroom with Ensuite Shower Room
- Easy Access to Malden Manor Station (0.4 Miles)
- Easy Access to Worcester Park Station and Shops (0.7 Miles)
- EPC - D
- Council Tax Band



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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