



Manor Drive North, New Malden

The **PERSONAL** Agent

Price Guide £685,000

Freehold

- Detached Family Home
- Entrance Hall
- Downstairs Cloakroom
- Lounge with Bay Window
- Separate Dining Room
- Double Aspect Kitchen
- Family Bathroom
- Level Rear Garden
- Driveway
- Close To Local Shops and Transport Links



An attractive three bedroom detached house with driveway and detached garage occupying a well established level position and offering further potential for extension S.T.P.P.

The property is approached via a lawned front garden with driveway providing off street parking with gate leading to a detached garage and rear garden.

You enter the home via an entrance hall with a handy downstairs cloakroom and stairs to the first floor landing.

There are two reception rooms consisting of a lounge to the front with a large double glazed bay window and a separate dining room with serving hatch to the kitchen and double glazed windows and french doors overlooking and leading to a secluded rear garden.

Double aspect kitchen fitted with range of floor and wall mounted units with contrasting worktops and space for kitchen appliances with a double glazed window to the rear aspect and door to the side with access to the driveway, garage and garden.

On the first floor are three bedrooms all with double glazed windows and radiators and family bathroom.

The south westerly facing rear garden is laid mainly to lawn with a paved patio area providing access to the detached garage and driveway.

Nearby New Malden has a bustling High Street of big name shops and conveniences as well as an enviable range of restaurants and drinking establishments.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

There is a co-op, chemist, vets and various other shops such as sandwich, takeaway, convenience store and barbershop which are all within 1 minute walk of the flat in Malden Manor.

There is also a bus stop that goes to Kingston and New Malden

The property is within walking distance of both Worcester Park and Malden Manor mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.





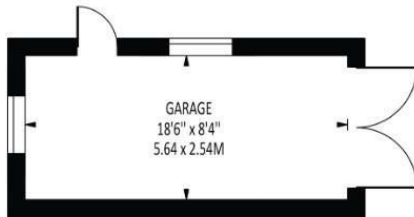
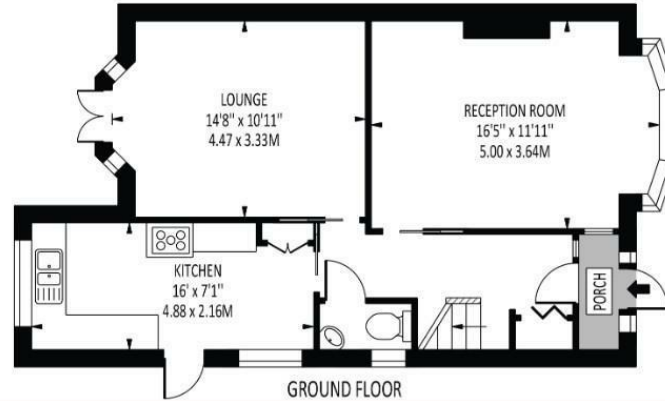
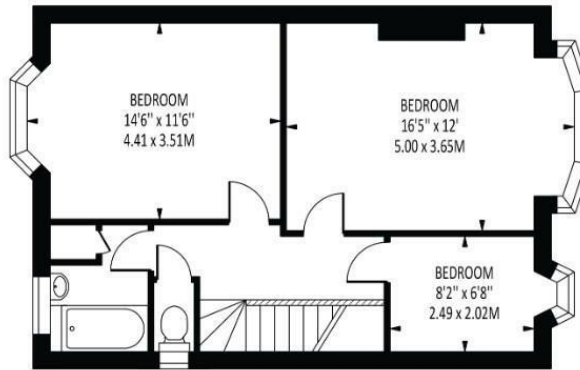


Manor Drive North

Total Area: 1277 SQ FT • 118.61 SQ M

(Including Garage)

Garage Area : 154 SQ FT • 14.33 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: 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 of 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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

