



Grayham Road, New Malden

The **PERSONAL** Agent

Price Guide £550,000

Freehold

- Three Bedrooms
- Loft Room
- Semi Detached
- Two Reception Rooms
- Two Bathrooms
- Southerly Aspect Garden
- Less 1 km to New Malden Station
- No Chain



A three bedroom family home with further loft room and bathroom on the second floor. Situated in a sought after road less than 1km from New Malden railway station and High Street.

The ground floor comprises two spacious reception rooms, the kitchen with a range of white units and a good sized entrance hallway.

To the first floor are three generously proportioned bedrooms and a further family bathroom.

To the rear of the property is a secluded garden with a southerly aspect.

Highly viewing highly recommended by sole agents. No chain.

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.



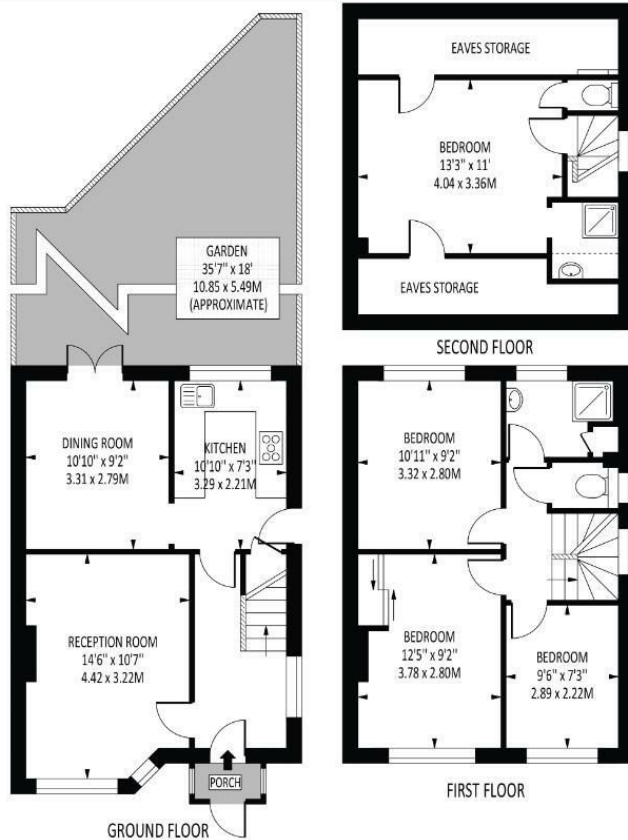


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Total Area: 1124 SQ FT • 104.40 SQ M



Disclaimer: For illustrative 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

