

Cromwells



Knightwood Crescent, New Malden, KT3 5JW
Guide Price £750,000

NO ONWARD CHAIN. Cromwells are delighted to offer this 3/4 bedroom semi-detached family home. This property has been well maintained by the current vendors and offers 3 well proportion bedrooms to the 1st floor, one with an ensuite, bright reception room, 4th bedroom/study, great size kitchen/diner overlooking the West facing garden with access to the garage and off-street parking. The property is located superbly for access to 3 mainline stations including Malden Manor (approx. 0.5 mile), various bus routes, access to the A3 along with a selection of sought after schools and eateries. Internal viewing highly recommended.

No Onward Chain · Potential to Extend (STPP) ·
Off Street Parking and Garage · Walking Distance to a Selection of
Stations

Front -

Gravel driveway providing off street parking, access to garage and side gate.

Front Door -

Hallway -

Carpeted, radiator, door to storage cupboard, stairs to 1st floor landing, door to

Lounge - 14' 9" x 13' 0" (4.49m x 3.96m)

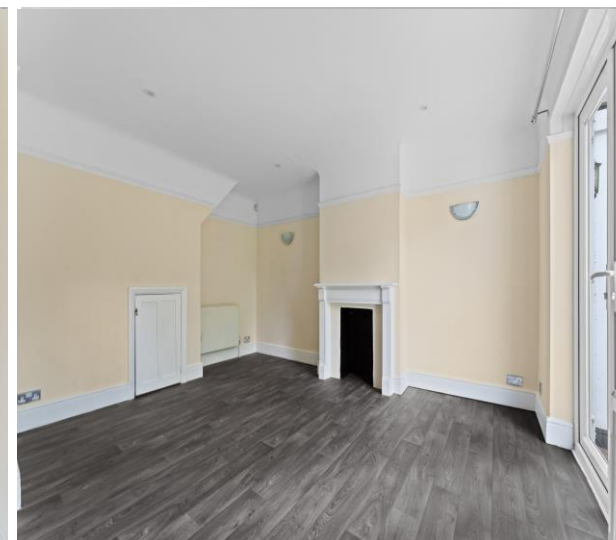
Double glazed bay window to front aspect, radiator, carpeted, feature fireplace.

Bedroom 4 / Study - 9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to front aspect, radiator, carpeted.

W/C -

2 piece white suite comprising low level w/c, wash hand basin, radiator, double glazed window to side aspect.



Kitchen/Diner -

Kitchen - 13'7" x 8'10" (4.15m x 2.70m) Modern range of wall mounted units with matching cupboards and drawers below, work surfaces, inset 1.5 bowl stainless steel sink, integrated oven with gas hob and extractor above, integrated fridge freezer and dishwasher, inset washing machine, double glazed window to garden, door to boiler cupboard housing 'Worcester' combi boiler, wall mounted thermostat.

Diner - 14'11" x 11'0" (4.55m x 3.35m) Double glazed doors to garden, feature fireplace, radiators, doors to understairs cupboard.

Stairs to 1st Floor Landing -

Carpeted, loft access (13'2" x 6'2" (4.01 m x 1.88 m) pulldown ladder, fully boarded, bespoke fitted cupboards and shelving, door to large eaves storage)

Bedroom 1 - 13' 7" x 13' 0" (4.14m x 3.96m)

Double glazed bay window, radiator, carpeted, feature fireplace, door to eaves storage, further door to

En-suite - 6' 5" x 4' 5" (1.95m x 1.35m)

White 3 piece suite comprising free standing shower, wash hand basin, low level w/c, chrome radiator, tiled walls.

Bedroom 2 - 11' 6" x 10' 4" (3.50m x 3.15m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom 3 - 11' 4" x 8' 2" (3.45m x 2.49m)

Dual aspect double glazed window to side and rear, radiator, carpeted, door to eaves storage.

Bathroom - 6' 5" x 6' 3" (1.95m x 1.90m)

White 3 piece suite comprising panel enclosed bath with shower overhead, pedestal wash hand basin, low level w/c, tiled walls and floor.

Garden -

Fence enclosed West facing rear garden, block paved patio, large lawn area, mature shrubs and trees, decked area, gated side access, tap.

Garage -

Double doors.



Council Tax - E
Tenure - Freehold
Square Foot – 1338 sq.ft (124.3 sq.m)

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Disclaimer

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TOTAL FLOOR AREA : 1420 sq.ft (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

