

## Mount Road New Malden KT3



- **Spacious Four Bedroom End of Terrace House**
- **Good-sized, West Facing Garden with Decking**
- **Views Over Playing Fields**
- **Rear Access to Garden**
- **Cul-De-Sac Location**
- **Close Proximity to Excellent Schools**
- **Easy Walking Distance to Station**

**Price £785,000**

A spacious, four-bedroom, family home in good decorative order throughout. Situated at the end of a Cul-De-Sac overlooking playing fields, in the popular 'Groves' location of New Malden. On the ground floor there is a front reception room with a working fireplace and a large bay window. There is large dining area, which leads into an L-shaped kitchen/breakfast room with underfloor heating and a skylight creating a light, spacious family room with doors leading out to decking and low maintenance west facing garden and shed. On the first floor there is a family bathroom with large shower cubicle, two double bedrooms with built in storage, plus a single bedroom/study. There is also a good sized loft room with plenty of eaves storage. In addition the house benefits from new carpet on the stairs and landing. Close to excellent schools, local transport and amenities. Council Tax Band E. EPC rate D.







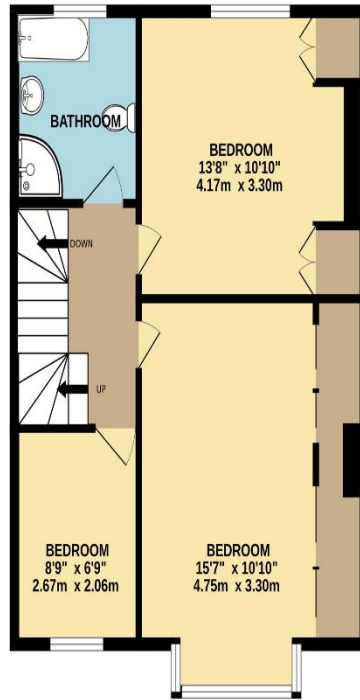




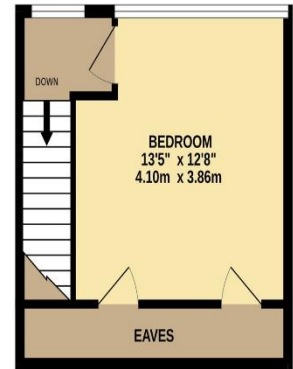
GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1377sq.ft. (127.9 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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