

Kingston Road New Malden KT3



- **Three/Four Bedroom Period Family House**
- **Through Reception Room with Zoned Areas**
- **Modern Fully Fitted Kitchen**
- **South Facing Garden**
- **Off Street Parking**
- **Excellent Transport Links**
- **No onward chain**

Price £825,000

Positioned off the front spacious and light hallway is a free-flowing sociable living room and it's here that you really do feel part of the continuous bright space available with a natural flow into the fully fitted kitchen and on into the dining area. Take a moment to pause and take in the view of the mature sunny, South facing garden. Our relationship with our outdoor spaces has never been more important and as these spaces evolve, they become an extension of our homes. Here is where little feet can run free, let off steam and simply have fun. There is a further reception room, currently used as a fourth bedroom to give further flexibility. Upstairs is just as comfortable and appealing with three double bedrooms, one with ensuite and a modern family bathroom with shower over. New Malden is a highly desirable area and for those that would also like to take advantage of the local amenities beyond the High Street there are the conveniences of Kingston-Upon-Thames and Wimbledon, that are a short distance from your doorstep as well as the majestic Richmond Park and Wimbledon Common. EPC D. Council Tax Band E . NO ONWARD CHAIN

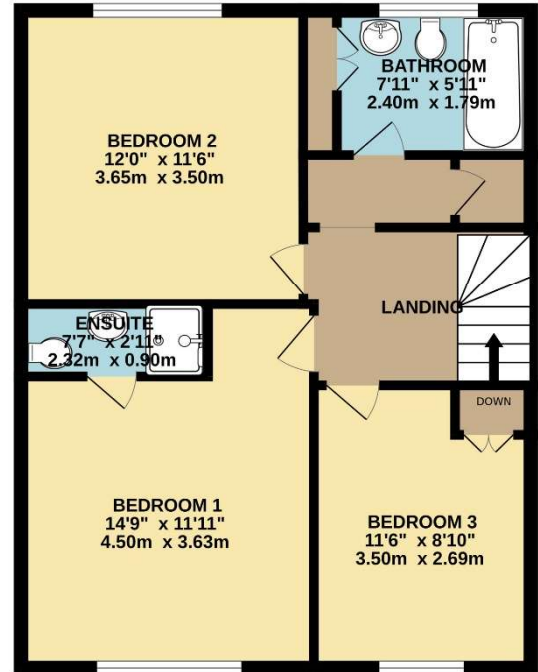




GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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