

Phyllis Avenue New Malden KT3



- **Beautifully Refurbished Four Bedroom House**
- **Three Reception Rooms**
- **Modern Kitchen**
- **Good Sized Garden**
- **Off-Street Parking**
- **Catchment for Excellent Schools**

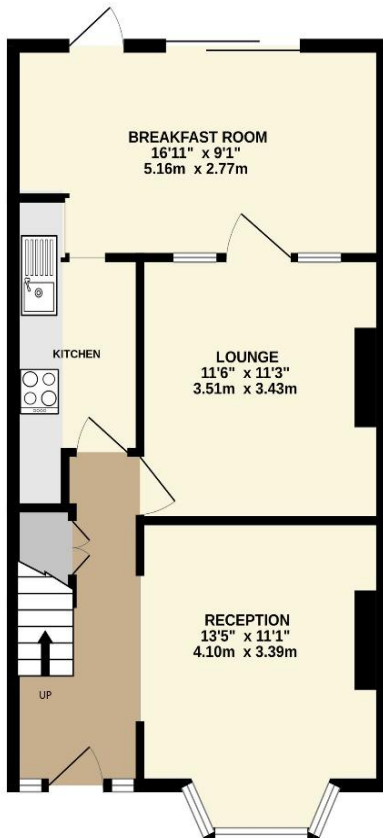
Price £735,000

This beautiful home benefits from an extended, family friendly and versatile layout with an ideal combination of formal and informal areas to include a stylish living room and contemporary kitchen. The easy flow dining room, leading off the second reception, is the ideal setting for family meal times and entertaining guests. Here is where you feel the seamless inside out connection as you open the doors onto the patio area and garden beyond; making it a perfect home for the moment and yet offering potential to redefine the space in the future if required. The next two floors are just as comfortable and appealing, with three double bedrooms and a study/nursery, as well as a well fitted luxurious family bathroom and additional W.C. The property also benefits from off street parking. New Malden is renowned for having a lovely atmosphere and a thriving community, providing a range of amenities, excellent schools and multiple children's nurseries. Mainline station, a fantastic local playground - jogging park, local library and much more - there really is plenty for every growing family. Council Tax Band D. EPC Rating D.

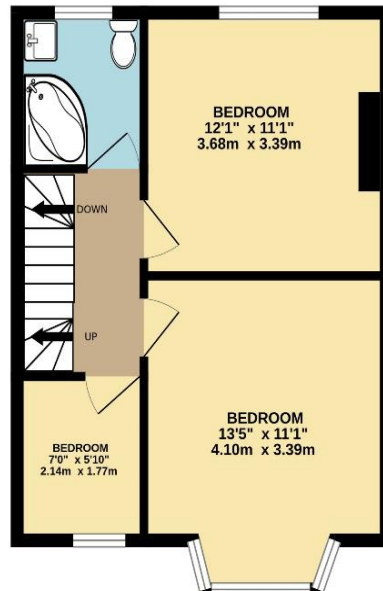




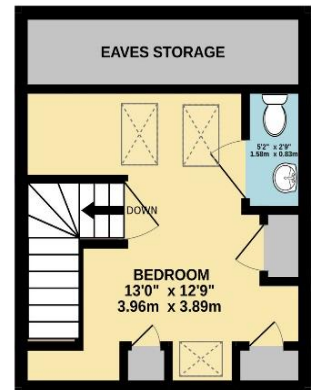
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1195sq.ft. (111.0 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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