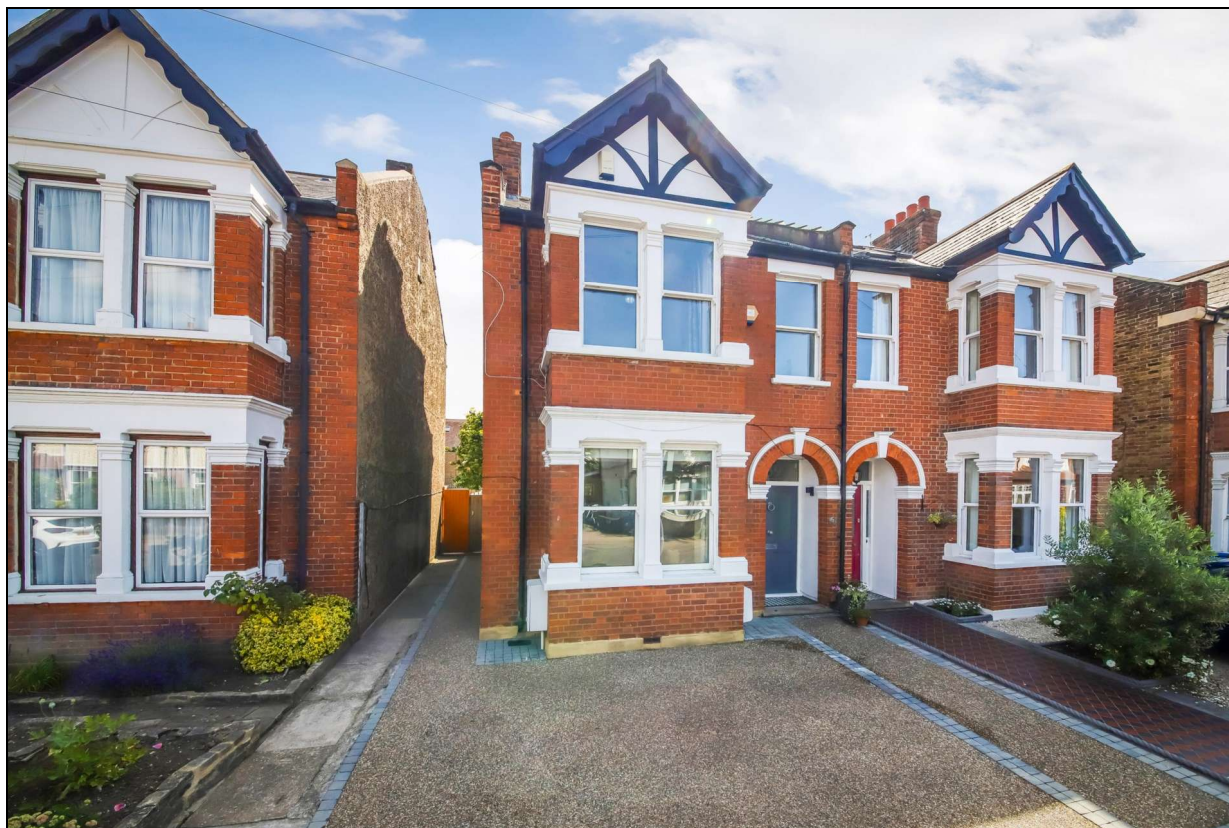


Elm Road New Malden KT3



- **Pretty Edwardian House with High Ceilings and Cornicing**
- **Four Double Bedrooms, Two Bathrooms**
- **Two Separate Reception Rooms**
- **Modern Fully Fitted Kitchen with Bifolds**
- **Off Street Parking**
- **Mature Well Maintained Garden**

Price £995,000

Colours, furniture and textures provide visually appealing rooms throughout this home and bring plenty of personality in. From the two reception rooms with their high ceilings and original cornicing to the modern sleek fully fitted kitchen/dining area, the rooms effortlessly blend practicality with style, enhancing the overall functionality and this truly adaptable layout provides much free-flowing space, allowing you to transform these spaces into your favourite places in the way that suits your lifestyle and family best. Bifolds across the back of the house open onto this delightful mature garden and studio room (with electricity) where vibrant warm evenings can be enjoyed with friends and family over drinks and nibbles on the patio. Grabbing every moment outside can work wonders. Continuing the feeling of space through the next two floors with four good sized double bedroom and two bathrooms this house offers everything a growing family need. It also benefits from a downstairs W.C. New Malden is a highly desirable area with a strong community feel, excellent schools and for those that would also like to take advantage of the local amenities and conveniences of Kingston-Upon-Thames and Wimbledon, these are a short distance from your doorstep. EPC D. Council Tax Band F.





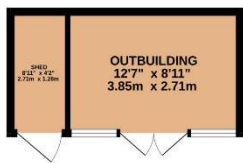




GROUND FLOOR
773 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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