



Mount Pleasant Road, KT3 3LB

Price Guide £700,000



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A very impressive larger than average 3 bedroom semi-detached family home. Thoughtfully extended by the present owners the house offers a fantastic opportunity to secure a house ready to move into. With convenience in mind the ground floor accommodation flows seamlessly between each area, comprising front reception, rear reception, conservatory, modern fitted kitchen, utility room, downstairs shower and separate cloakroom. On the first floor three good size bedrooms, family bathroom and stairs leading to a convenient loft storage space. The rear garden that backs onto a playing field approaching 100ft in length has a sunny south facing aspect. Mainly laid to lawn with mature shrubs adding privacy and a large sun patio with pergola, plus additional storage shed. The front garden enclosed by a privet hedge and walled provides off street parking for two cars.

- Three Bedroom Family House
- Two Reception Rooms and Additional Conservatory
- Modern Kitchen Plus Separate Utility Room
- Down Stairs Shower and WC
- Hard Wood Flooring and Tiled Throughout
- Double Glazed and Gas Central Heating
- Lovely 100 ft South Facing Garden
- In Catchment for Excellent Schools

Well placed for local schools and betwext New Malden and Norbiton Station the area is well served by local shops and the busy High Street. Bus access for Kingston, Sutton and Wimbledon town centres, Richmond Park is close by and for those needing vehicle access into London, the A3 is conveniently located a mile away.

EPC Rating: D
Council Tax Band: D (Royal Borough of Kingston Upon Thames)



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Mount Pleasant Road KT3

Approximate Gross Internal Area = 136 sq m / 1463 sq ft
 Store = 3.2 sq m / 34 sq ft
 Total = 139.2 sq m / 1497 sq ft
 (Excluding Second Floor / Eaves Storage)



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 Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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