



**NEW MALDEN KT3 5BQ**

**Guide Price £550,000**







## Spinney Close, KT3 5BQ

A great opportunity to acquire one of these practical 3 bed freehold homes in a small, quiet and intimate courtyard feeling Cul-de-sac development.

Extremely conveniently located, nestling in the heart of New Malden adjoining the prestigious neighbourhood off of Westbury Road.

A short level walk from the town's comprehensive amenities, bustling High Street with enviable diversity of retail, boasting both Marks and Spencer and Waitrose. With an enviable eclectic collection of eateries and hostelrys and all so close.

Zone 4 mainline station with direct train services to (London Waterloo 27 Minutes) Surbiton and Kingston, Twickenham and Hampton. local buses to hand and easy access to the A3 london-M25 arterial Road.

Excellent schools, a wealth of facilities, amenities and sports clubs. The Malden Centre with swimming pool and has but one of the many gyms. Cricket, two Golf clubs, Rugby, football or more sedate activities such as green bowls, pottery and Heritage Society all thriving, such is the natural sustenance for a healthy community that is New Malden.

Whether Downsizing in comfort or those looking for an easily managed home attractively priced, a

- Double Glazed
- Gas Central Heating
- EICR
- Westerly Rear Garden
- Garage
- NO FORWARD CHAIN

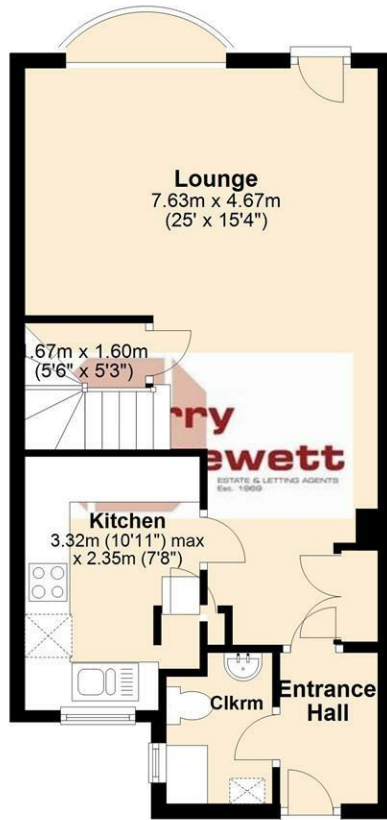
Energy Performance Certificate Rating C

Council Tax Band E



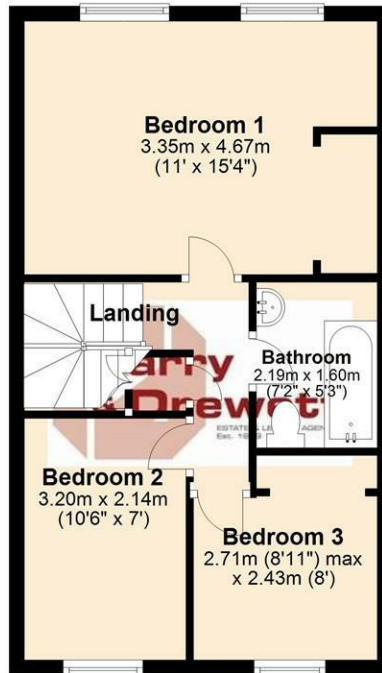
**Ground Floor**

Approx. 43.6 sq. metres (469.3 sq. feet)



**First Floor**

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.

