

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

280 Malden Road, New Malden, Surrey

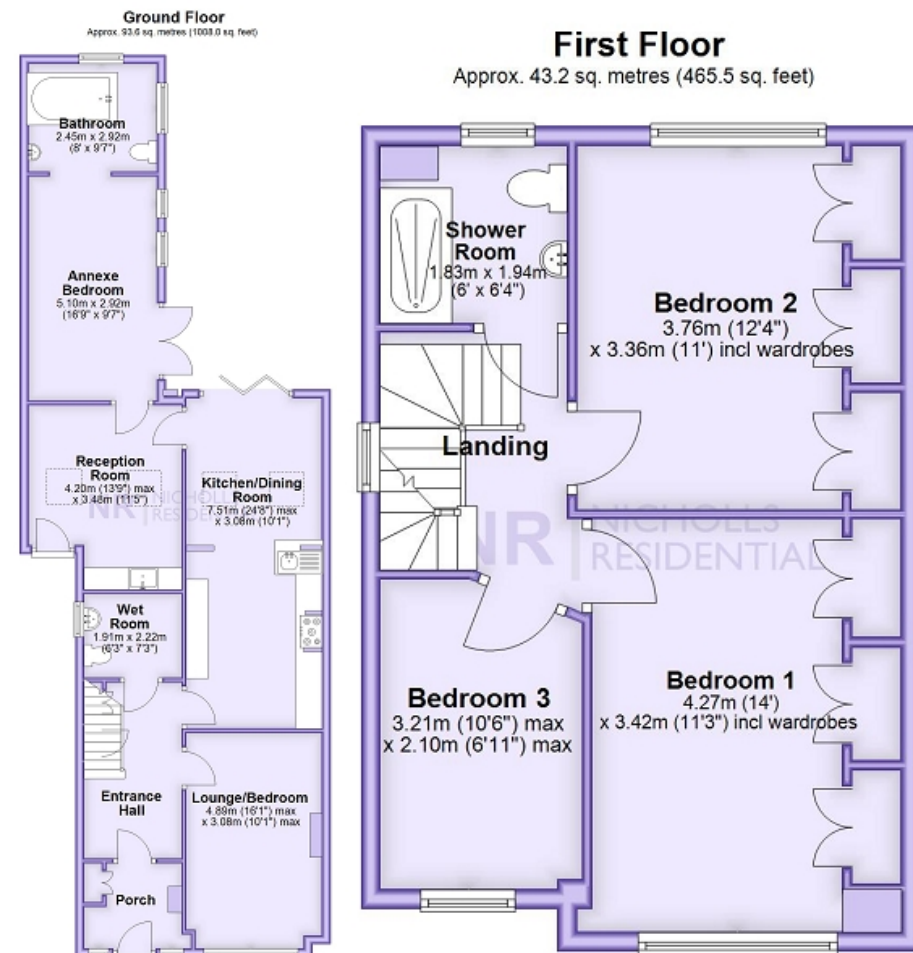
- 3/4 bedrooms
- Adjoined Annexe
- Semi Detached
- Multiple Shower Rooms
- Kitchen/Diner
- A Must See Property
- Off Street Parking
- Close Proximity To The A3
- No Chain



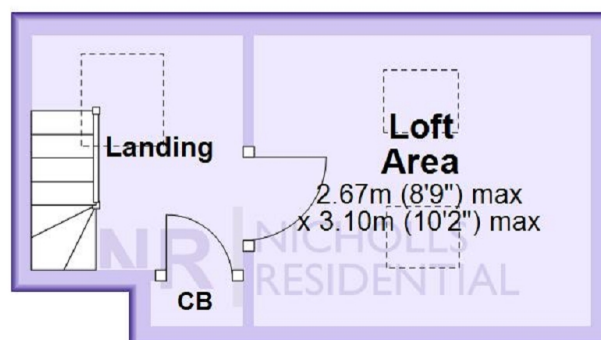
Offers In Excess Of



£620,000 Freehold



Second Floor
Approx. 13.1 sq. metres (141.5 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are pleased to offer to the market this generously sized three/four bedroom family home, offering approximately 1600 sq ft of versatile living space. Located in a sought after area for its direct access to the A3 and door step public transport, this property boasts a range of features designed to accommodate modern family living and investment potential.

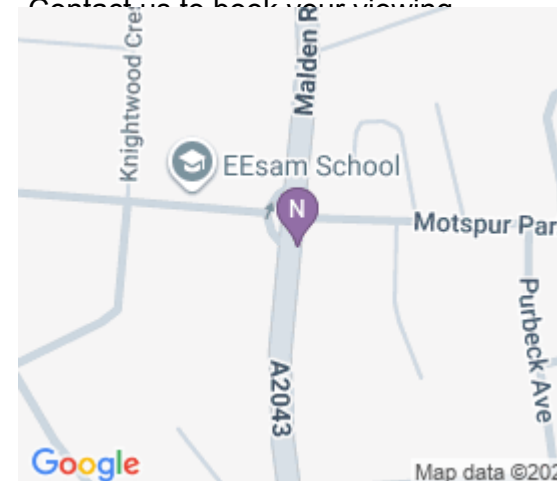
The property includes a thoughtfully designed rear extension, originally built for a disabled resident. This space can easily function as a self-contained annexe, ideal for elderly parents, teenagers or guests, featuring its own front door for added privacy and security.

Downstairs there is a practically sized porch and entrance hall, front lounge (currently used as a bedroom), wet room and through kitchen/diner with bi folding doors to the rear garden. The dining area has an internal door leading to the annexe.

Upstairs there are three bedrooms, two with built in wardrobes, a family shower room, and a further staircase leading up to the loft area.

Other benefits to note are, off street parking for multiple cars, gas central heating and double glazing.

Contact us to book your viewing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		80
(55-68)		
D	64	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

