



Kingston Road, New Malden, Surrey    **£450,000**





YOUR MOVE





## Kingston Road, New Malden, Surrey

**£450,000**

### Property Description

Offered to the market is this three bedroom extended terraced house, in need of some updating. On the ground floor there is large living/reception room, leading to the extended kitchen breakfast room with door leading to a large sunny rear garden. On the first floor you will find three bedrooms and main bathroom/W.C. The property benefits from off street parking, double glazed windows, and is located with easy access to both Kingston Town Centre and New Malden High Street. EPC grade F.

### Our View

Priced for immediate sale!! Ideal first time purchase...

### Location

The property is situated within walking distance to the town centre and mainline station. New Malden station provides a fast direct service to Waterloo (approx 22 mins). The property ensures quick access onto the main A3. There are schools close by covering all ages, along with pleasant parks to enjoy. The town centre offers a variety of High Street shops, restaurants and cafes.



**EPC Grade F**  
**For full EPC please contact the branch**

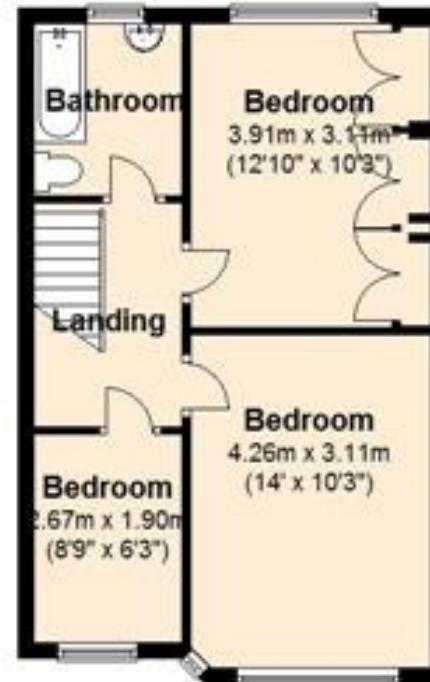
## Ground Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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