

## Mount Road New Malden KT3



- **Spacious Four/Five Bedroom Period House**
- **Two Large Receptions**
- **Two Bathrooms + W.C / Utility room**
- **Period Features Throughout**
- **Edge of the "Groves"**
- **Catchment for Excellent Schools**

**Price £860,000**

As our lifestyles change and families grow, the need for functional spaces become essential and here the layout of this four/five bedroom house already lends itself to this with two large reception rooms, one with a feature fireplace and the other with double doors out to a patio seating area and lawn beyond; the kitchen is a decent size with modern appliances; plus there is a W.C/utility room, also with access to the garden. There is further scope to extend (STPP). On the first floor there is a generous main bedroom, a second double and single bedroom as well as a family bathroom. The floor above has a further double bedroom, a study/fifth bedroom and bathroom. Located on the edge of the 'Groves' in an excellent schools catchment area and within walking distance of New Malden High Street. The opportunity to view should not be missed. EPC E. Council Tax Band E.



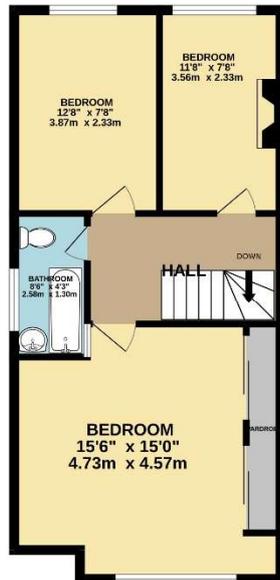




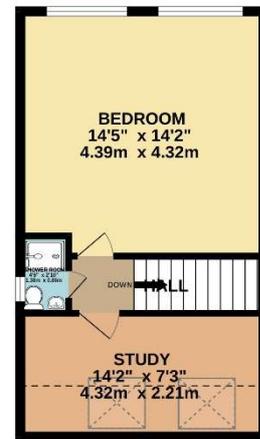
GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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