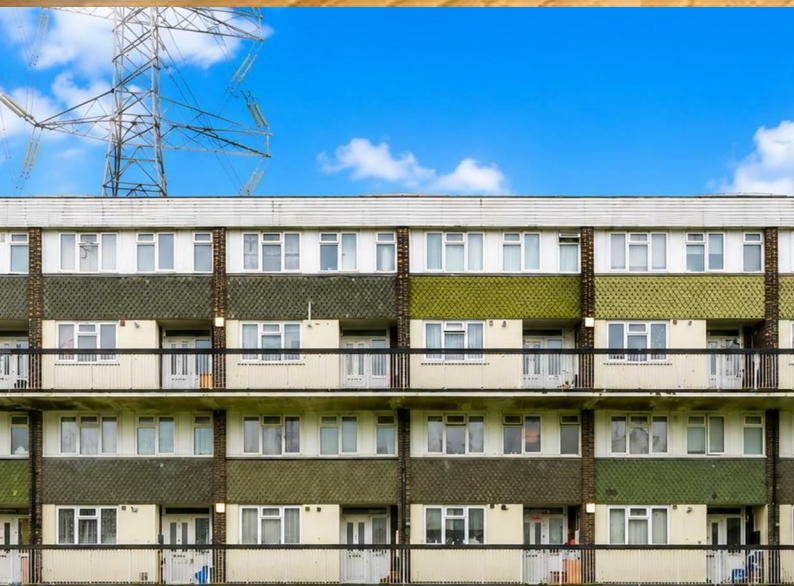
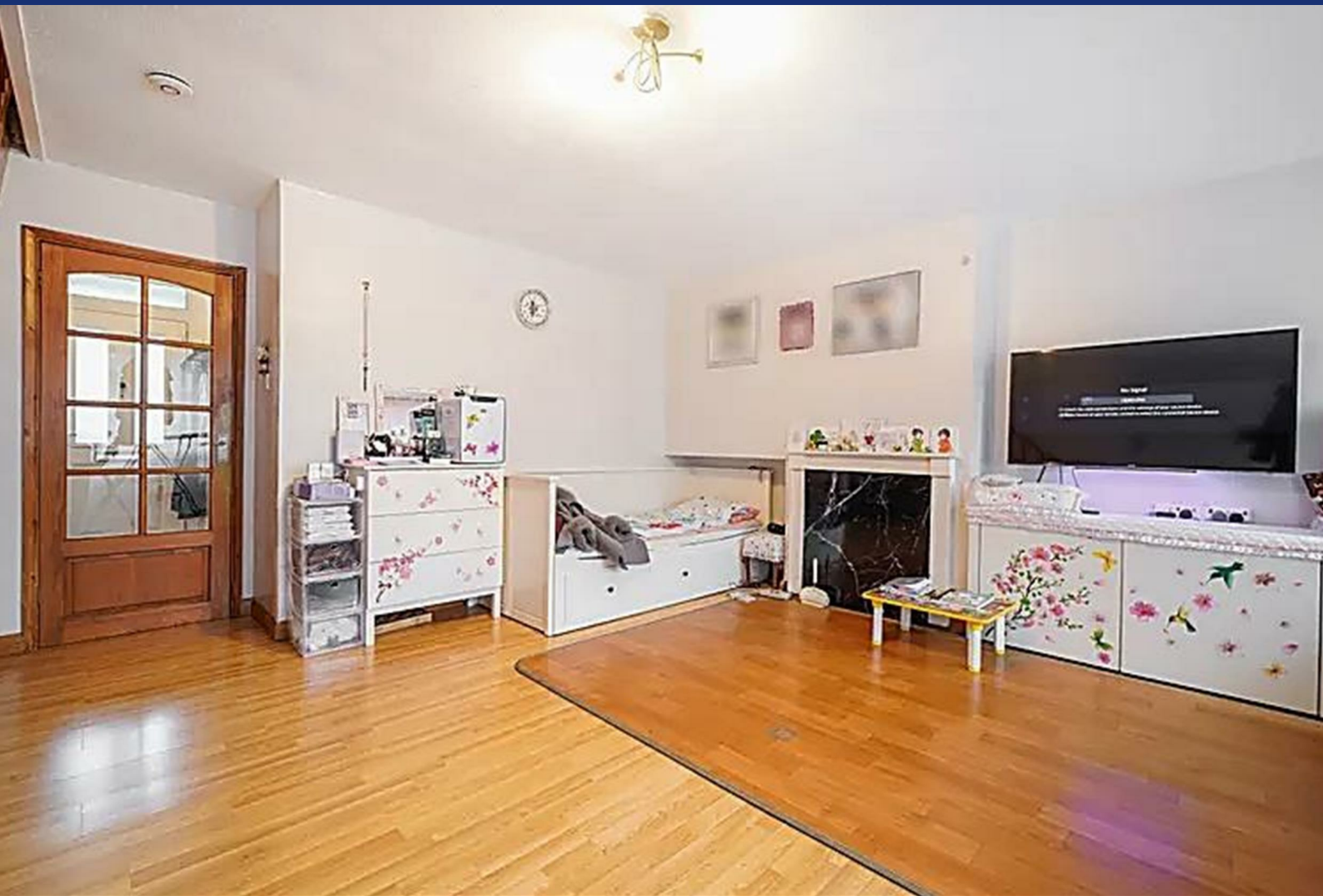


HUNTERS®

HERE TO GET *you* THERE



Sheephouse Way

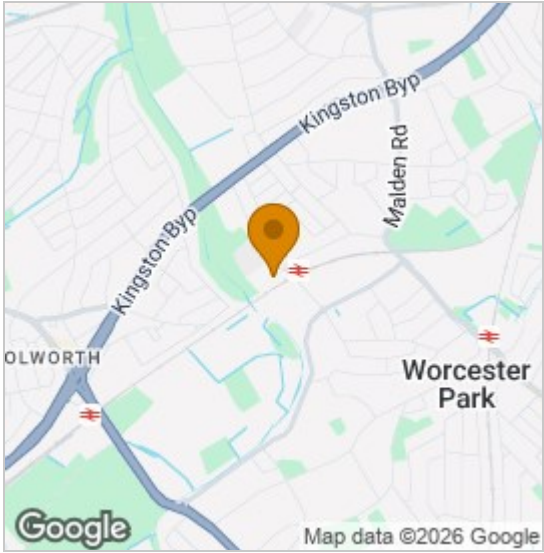
New Malden, KT3 5PW

Offers In The Region Of £350,000





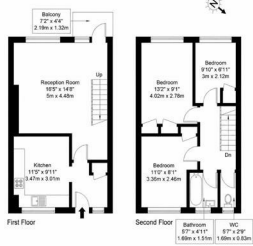
Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Sheephouse Way, KT3 5PW

Approx Gross Internal Area = 82.8 sq.m (891 sq.ft)



This plan does not include measurements and areas shown are approximate and should be used for guidance only. The plan does not show the location of the property in relation to the surrounding area. The plan does not show the location of the property in relation to the surrounding area. The plan does not show the location of the property in relation to the surrounding area.

SEEKING: A New Owner Who Appreciates Convenience, Space & Good Connections

Meet this charming three-bedroom flat, currently single and looking for a long-term commitment. Ideally positioned directly opposite Malden Manor Station, this well-connected character loves spontaneous trips into London and never keeps you waiting for the train.

Recently refreshed and looking better than ever, this attractive home enjoys a modern fitted kitchen with dining space for entertaining, three comfortable bedrooms, a family bathroom, and a separate W.C. because everyone deserves a little personal space.

A practical soul at heart, it offers gas central heating, double glazing, a generous storage shed, access to communal gardens, and resident parking without the drama of allocated spaces.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

