

## Cleveland Road New Malden KT3



- **Semi Detached House**
- **Four Double Bedrooms. Two Bathrooms**
- **Approx 100` West Facing Garden**
- **Brick Built Studio Room with Electricity**
- **Off Street Parking for Two Cars**
- **Central New Malden Location**

**£930,000**

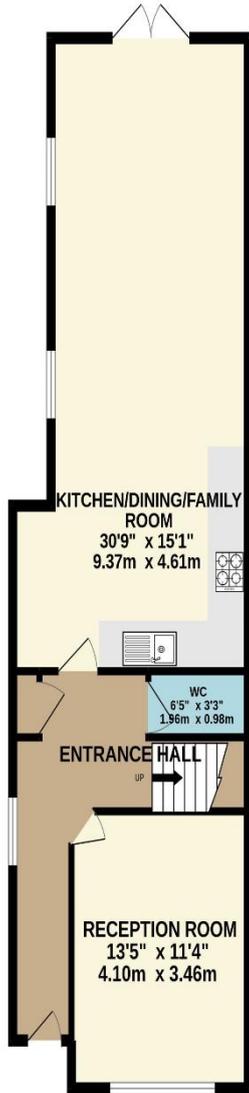
A superbly modernised and extended large family house in excellent decorative order throughout. Offering exceptional accommodation this four bedroom two bathroom house does not disappoint. On the ground floor the spacious entrance hall leads to a front reception room with bay window, a kitchen/dining/living room with full width windows and patio doors onto an immaculate mature 100' (approx) west facing garden, mainly laid to lawn but also with a patio too, a pathway leading to a brick-built studio room with electricity and a garden shed. In addition, there is a downstairs W.C and 'coat' cupboard. On the first floor there is a large double bedroom with plenty of built-in wardrobe space, two more (smaller) doubles, one presently being used as a study and a family bathroom. On the top floor is a large, airy master bedroom with built in wardrobes and en suite. In addition, there is off street parking for two cars and side access. EPC rating C.







GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.

2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.

