

South Lane New Malden KT3



- **Four bedrooms, over two floors**
- **Mid-Terrace, Period property with 60ft South West facing garden**
- **Ground Floor W.C, Family Bathroom and en-suite shower room in loft room**
- **Close proximity to green spaces**
- **Walking distance to public transport and local amenities**
- **NO ONWARD CHAIN**

Price £700,000

A spacious, Four-bedroom, period, family home, which has been cleverly extended to maximise space. As you enter the property, there is a good sized double reception room, with pretty bay window; the space can be zoned for seating and dining. From the current dining area, there are patio doors out to the decking. There is a separate, modern kitchen, which has ample natural light and offers a breakfast bar. From the kitchen, there is access out to the decked area and further lawn, which is South-West facing and 60ft in length. There is also a W.C. On the first floor are three generous bedrooms and the family bathroom. Two are large doubles and another is currently used as a study/office. The principle bedroom in the loft extension is impressive, with a juliet balcony and beautiful garden views. It has extensive built in storage, as well as a separate dressing area and en-suite shower room. The property is within the catchment area for good schools and is only a short walk away from both New Malden and Berrylands stations. Additionally, the property benefits from close proximity to green spaces, with a nature reserve and the Hogsmill river nearby. EPC Rating C. Council Tax Band D. NO ONWARD CHAIN

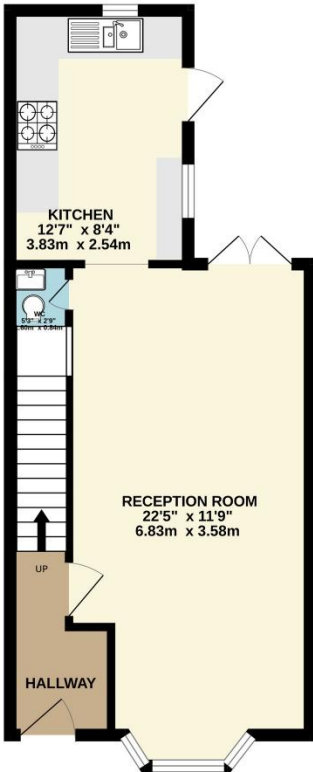




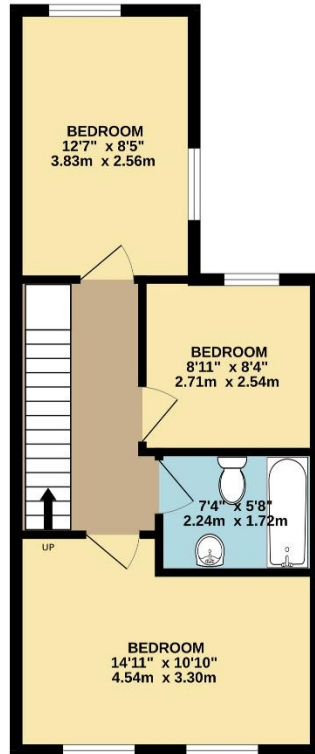




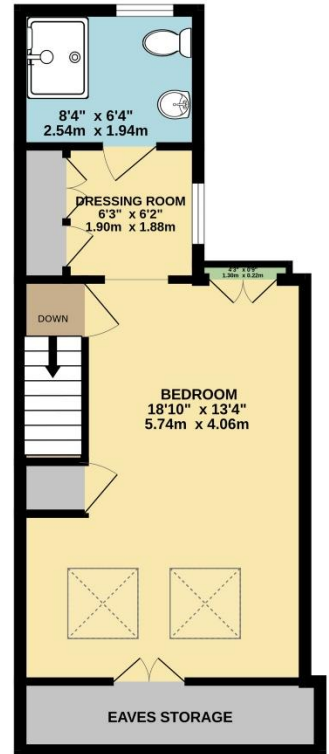
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1298sq.ft. (120.6 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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