



College Gardens
New Malden

£650,000



College Gardens

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- Extended three-bedroom family home
- Finished to a high standard throughout with underfloor heating to ground floor
- Sought-after location with a short walk to amenities
- Close proximity to good schools and mainline station
- Well manicured landscaped garden
- Open-plan kitchen/diner
- Downstairs W.C and shower
- Potential to extend further (STPP)

This beautifully presented three-bedroom terraced house offers an exceptional opportunity for families seeking a modern and spacious home in a highly sought-after location. Finished to a high standard throughout, the property has been thoughtfully extended to provide generous living accommodation, ideal for both every-day living and entertaining.

Upon entering, you are welcomed by a bright and inviting hallway that leads into the main living areas. The ground floor boasts under floor heating, a stylish open-plan kitchen and dining area, featuring contemporary cabinetry, quality integrated appliances, and ample workspace. This versatile space is perfect for family meals and social gatherings. The adjoining dining area comfortably accommodates a large table and chairs, creating a seamless flow for entertaining. A separate, well-proportioned living room offers a relaxing retreat, with tasteful décor and plenty of natural light.



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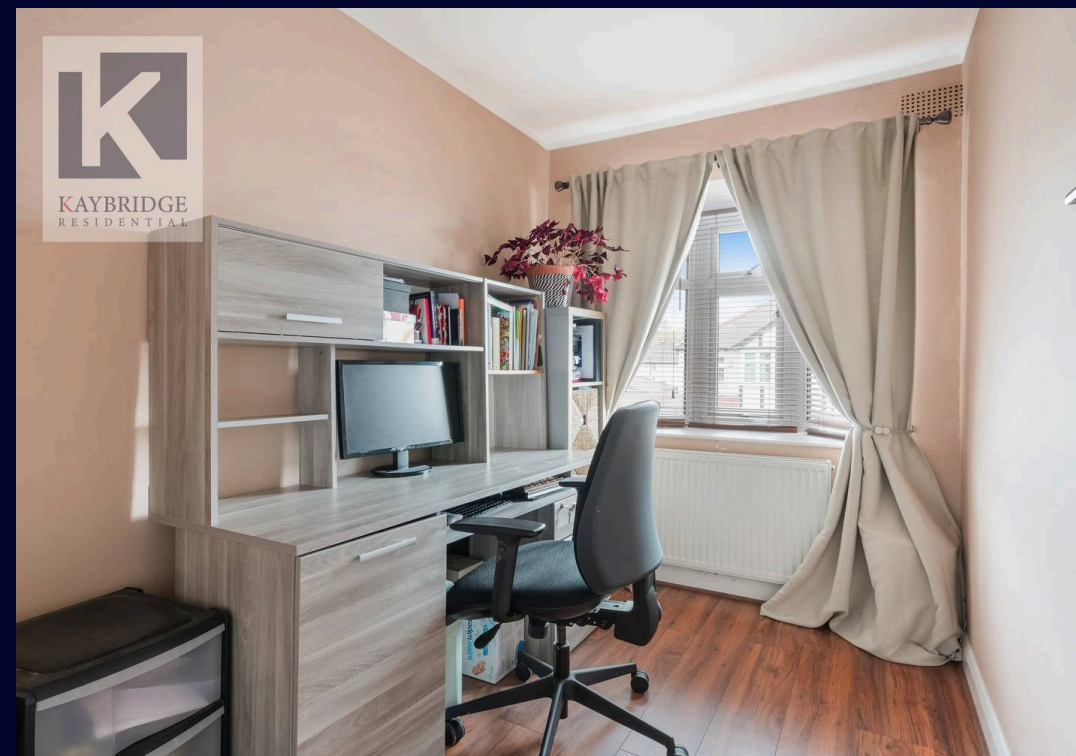
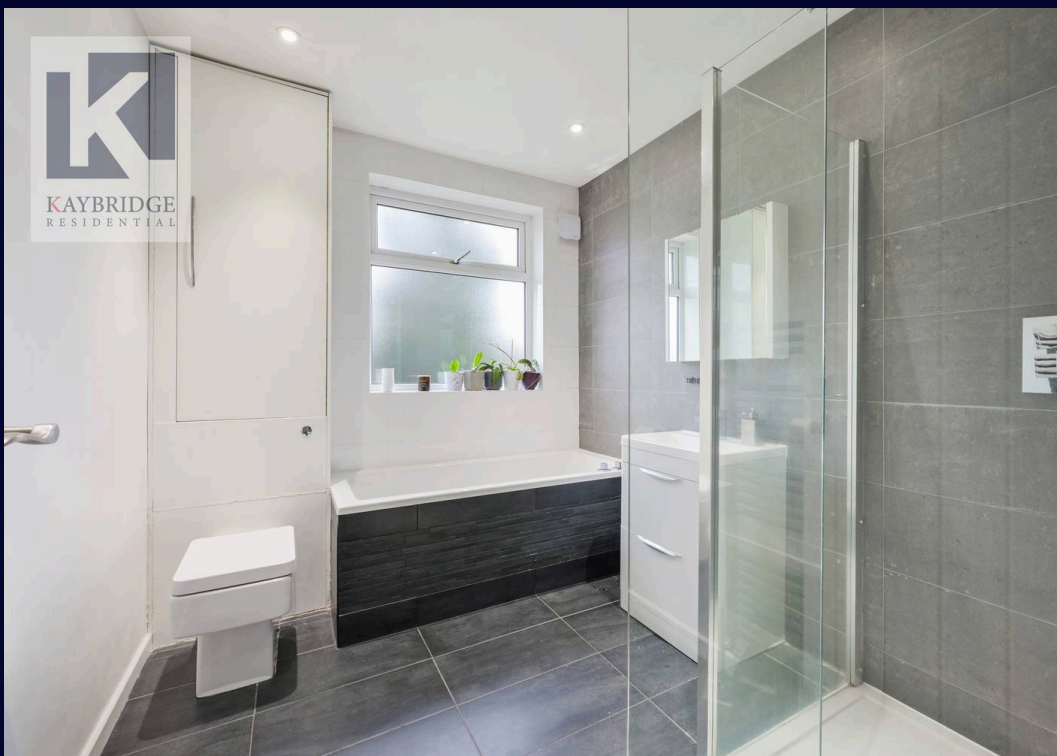
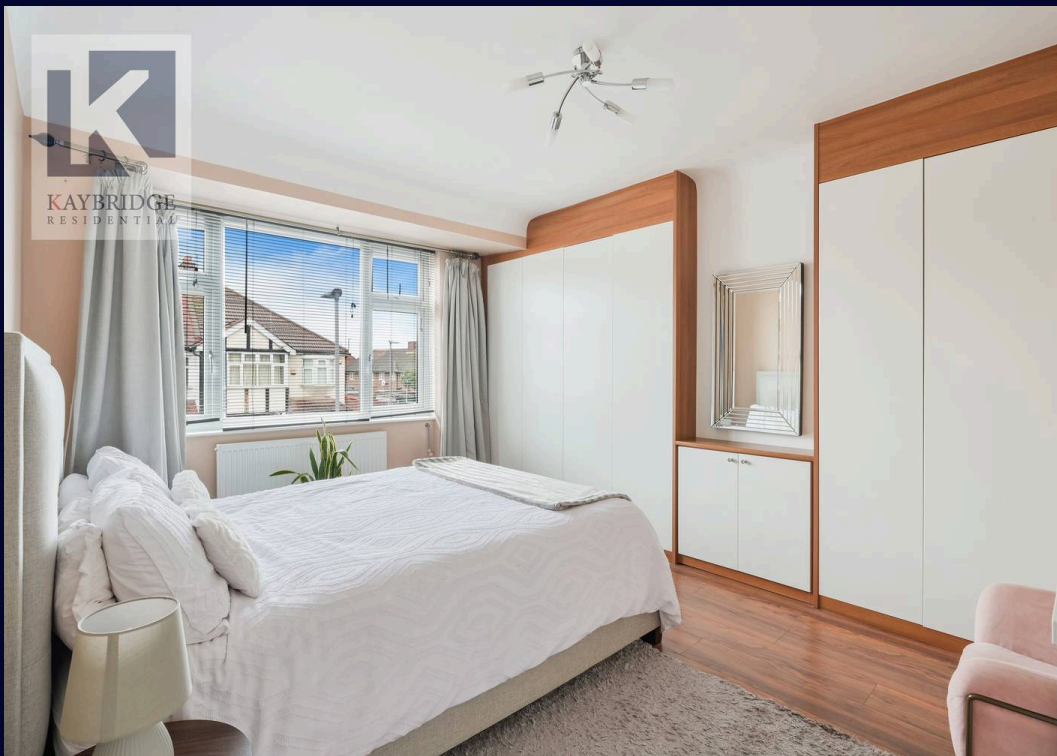
The property also benefits from a convenient downstairs bathroom, adding to the practicality of the layout.

Upstairs, the home comprises three generously sized bedrooms, each offering comfortable accommodation for family members or guests. The principal bedroom features built-in storage, while the remaining bedrooms provide flexibility for use as children's rooms, a guest room, or a home office. The family bathroom is finished to a contemporary standard, complete with a modern suite and stylish tiling.

Outside, the property benefits from a well-manicured and landscaped garden, providing a tranquil retreat for outdoor relaxation or entertaining. The garden features a neat lawn, established planting, and a decked area that is ideal for al fresco dining in the warmer months.

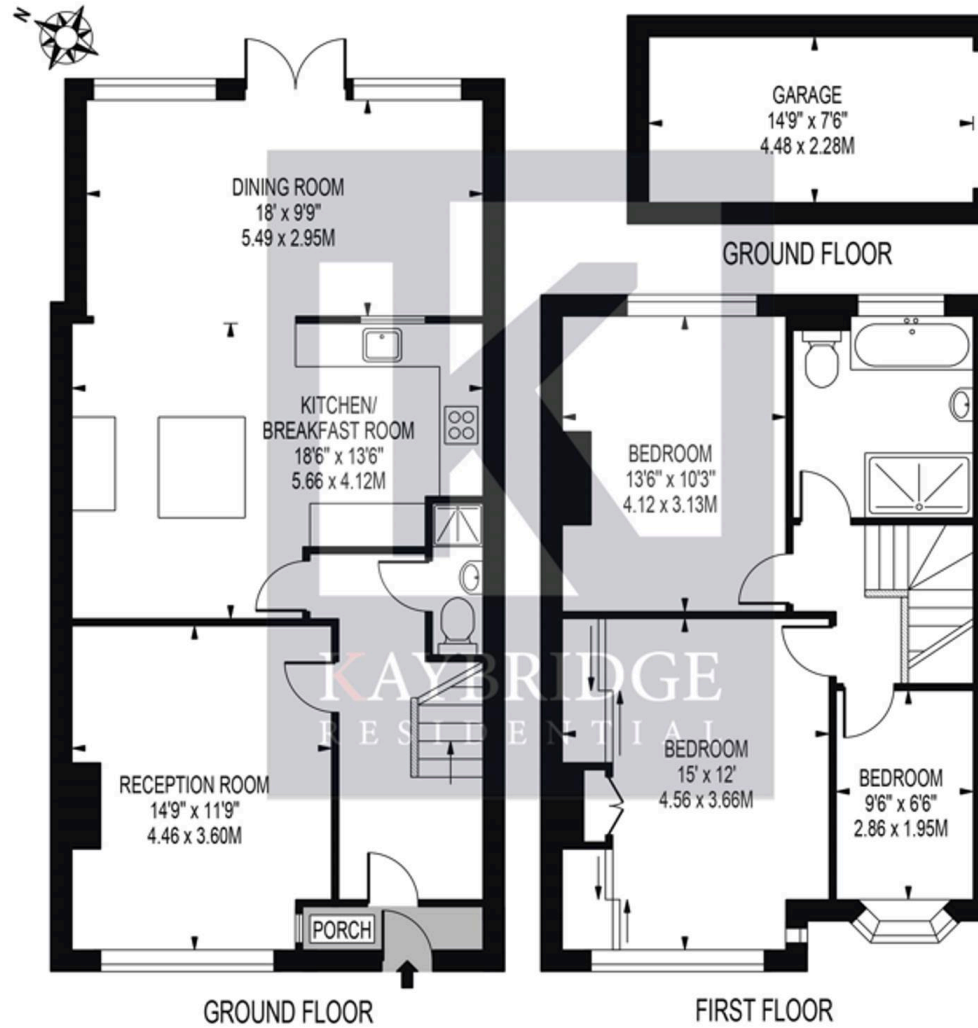
This home is ideally situated within close proximity to





APPROXIMATE GROSS INTERNAL FLOOR AREA: 1241 SQ FT - 115.28 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 110 SQ FT - 10.21 SQ M



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Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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