

The Crescent New Malden KT3



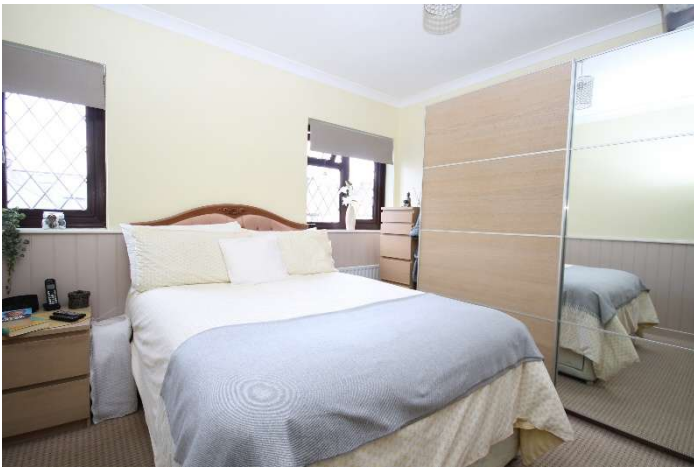
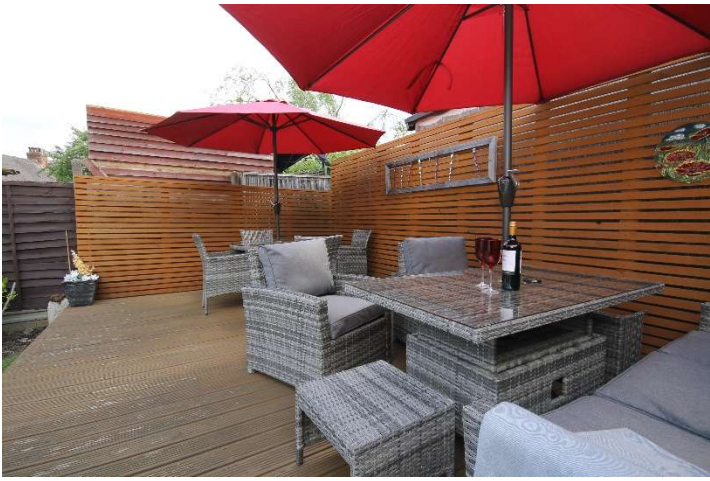
- **Four Bedroom Family House**
- **Spacious Living/Dining Room**
- **Fitted Kitchen with Range Cooker**
- **Large Mature Southerly Garden**
- **Off Street Parking for Several Cars**
- **Potential to Extend (STPP)**

Price £630,000

This larger than average four-bedroom family property offers a rare opportunity to acquire a home held by the same family for many years. The ground floor features a spacious, open-plan living and dining area designed for both relaxation and entertaining, a well-appointed fitted kitchen, offering direct access to the outdoors. Upstairs, the property boasts two generous double bedrooms alongside two well-proportioned singles, providing ample space for a growing family. One of the home's crowning jewels is the superb, 80ft mature garden. South-east facing, this expansive verdant retreat is perfect for summer hosting. To the front, a private driveway provides convenient off-street parking for two to three vehicles. With significant potential to extend (STPP), this property is a canvas for those looking to create their forever home. Ideally located within the catchment of outstanding schools and close to excellent transport links, it perfectly balances suburban tranquillity with city accessibility. Council tax band D and EPC rating C.



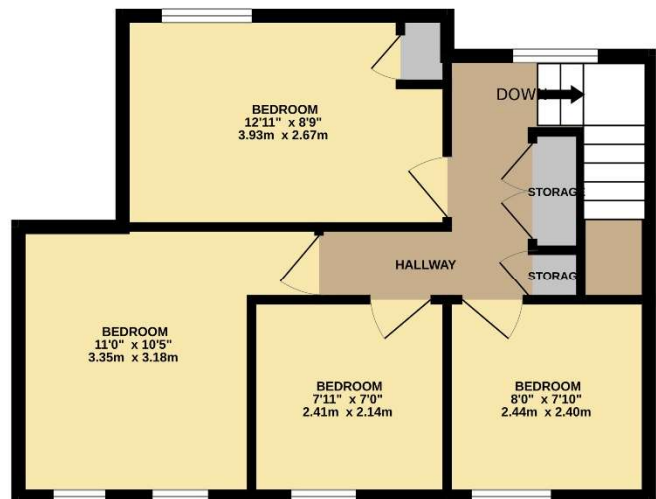






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 926sq.ft. (86.0 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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