

Burlington Road New Malden KT3



- **Two Double Bedroom House**
- **Two Separate Reception Rooms**
- **Useful Loft "Room"**
- **Off-Street Parking**
- **Good Size Rear Garden**
- **Central New Malden Location**

Price £515,000

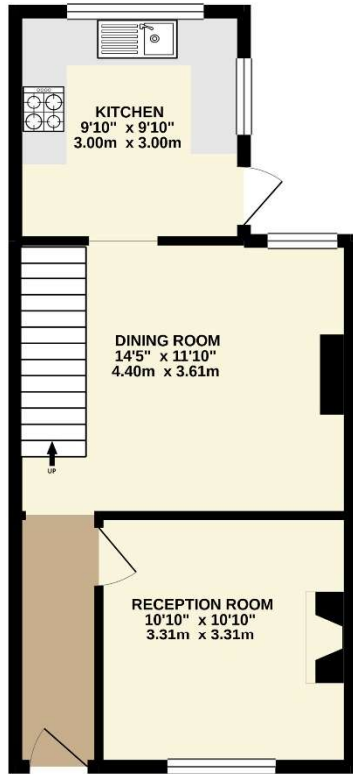
This well proportioned period home perfectly blends character with a highly convenient location. Situated just moments from the vibrant High Street and commuter station, the property also benefits from being within close proximity to the highly regarded Burlington School. The ground floor space comprises a cozy front living room, separate dining room, ideal for entertaining and a good sized functional kitchen. On the first floor there are two spacious double bedrooms and family bathroom. There is a further loft "room" which offers a variety of uses. There is potential for further extensions (STPP). The property has off-street parking to the front and a good size rear garden. EPC rating D. Council Tax Band D. There is no forward chain and viewings are highly recommended.



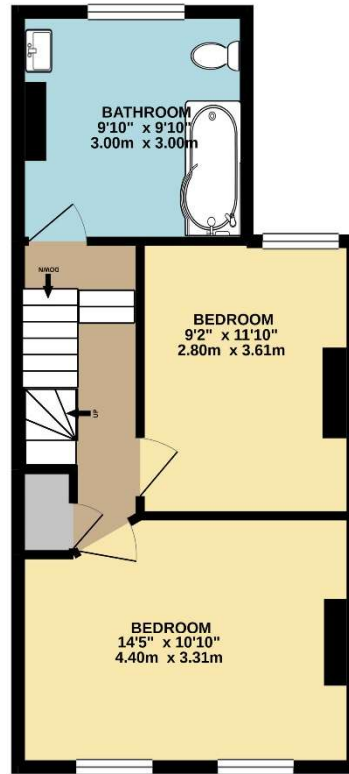




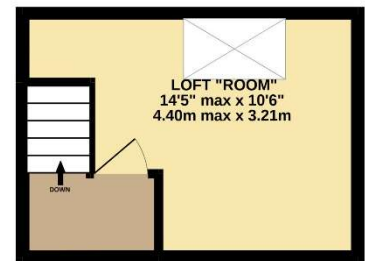
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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