



## Canford Gardens, KT3

£725,000

Offered to the market with no onward chain, this 1940s, semi-detached, two/three bedroom home is arranged over two floors and needs modernisation throughout. The property sits on a larger than usual corner land plot for the area, has a large private garden and a double garage!

Canford Gardens is a peaceful cul-de-sac providing easy access to the A3 as well as New Malden and Malden Manor Train Stations. The home is also within walking distance to Richard Challoner School and Malden Manor Primary.

### Features

- Link Detached
- Two / Three Bedrooms
- Double Garage Plot
- Off-Street Parking
- Large Garden
- Potential To Extend STPP
- Excellent Location



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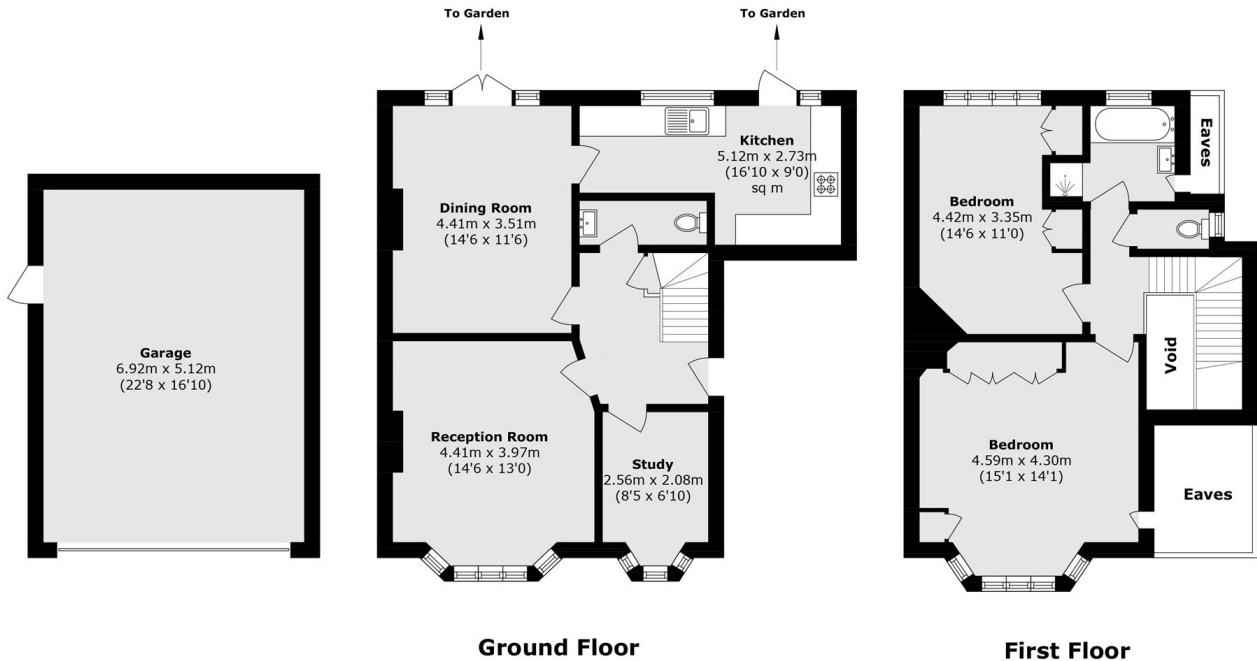
You enter onto a generous hall way with a very good sized reception with a lovely bay and feature fireplace. Further off the hallway is a good sized dining room that looks out onto a very large manicured private back garden. The kitchen is light and bright, it has been extended and sits just off the dining room. There is also a downstairs WC and an office that could be used as a third bedroom.

On the first floor there is a very generous master bedroom with built in storage and a separate storage area with a window. There is another generous second double bedroom towards the back overlooking the garden, there is also a family bathroom and a separate WC.

Towards the front there is a double garage and an extremely large driveway, towards the back there is a lovely large manicured garden. The house offer lots of potential to extend STPP.



# Canford Gardens, New Malden, KT3



Total area (approx): 106.4 sq. m (1145.2 sq. ft)  
(Excluding Eaves and Void)  
Garage area (approx): 35.4 sq. m (381.0 sq. ft)