

## Stanley Avenue New Malden KT3



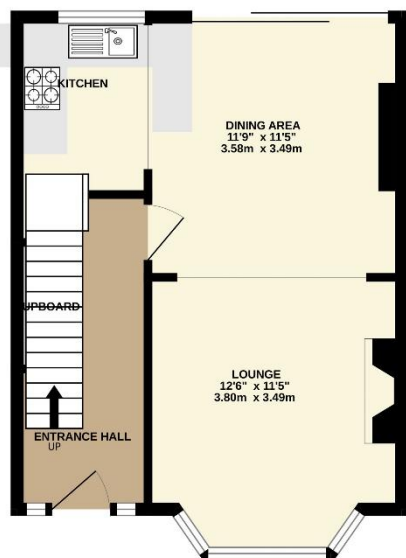
- **Three Bedrooms**
- **Through Reception**
- **55ft Garden**
- **Off-Street Parking**
- **Available Start of December**

### **Price £2,300 pcm**

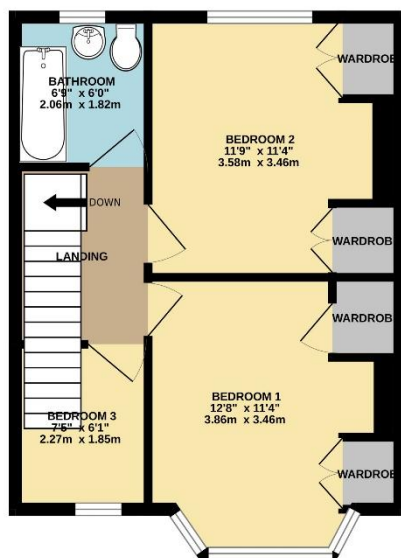
A well presented three bedroom house located within a short walk of Motspur Park station. The accommodation comprises an open-plan living room and dining room which then opens into a modern kitchen with direct access out to a delightful 55' rear garden. Upstairs there are three bedrooms; two doubles with built in wardrobes and a single, plus a family bathroom. There are also schools close by as well as good road links in and out of town. The property is available start of February and unfurnished. EPC rating D. Council tax band D. Security deposit £2,653



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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