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South Lane

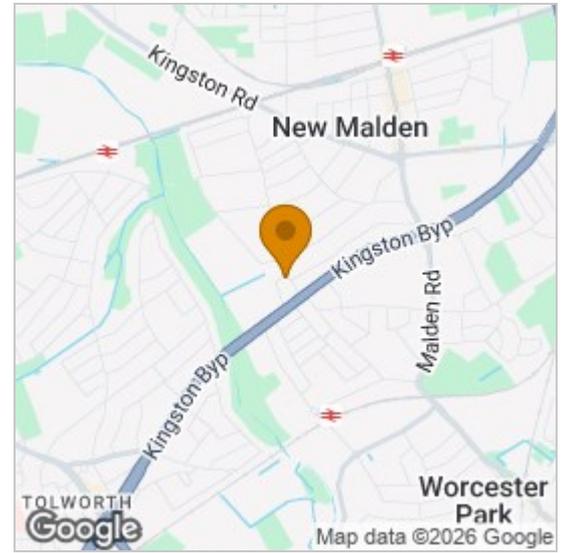
New Malden, KT3 5EW

£675,000





Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)

Occupying a generous corner plot, this attractive 1930s semi-detached home presents an exciting opportunity for buyers looking to create a substantial family residence. While the property would benefit from modernisation throughout, it offers enormous scope to extend and reconfigure, subject to the usual planning permissions. The wide plot lends itself perfectly to a two-storey side extension, while the existing roof space provides clear potential for a loft conversion—ideal for creating an additional reception room and up to two double bedrooms with en suite facilities. This is a rare chance to significantly enhance both the size and value of a well-located home.

Situated on the ever-popular South Lane, the property enjoys a highly convenient setting within easy reach of New Malden High Street, which offers a wide selection of shops, restaurants, and everyday amenities. Excellent transport connections are available nearby, with Worcester Park and New Malden stations providing regular rail services into central London, making the area particularly appealing for commuters.

The location is especially attractive for families, with a number of well-regarded schools in the vicinity, including Malden Parochial CoE Primary School and Coombe Girls' School, among others. There is also an



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.