

## Reynolds Road New Malden KT3



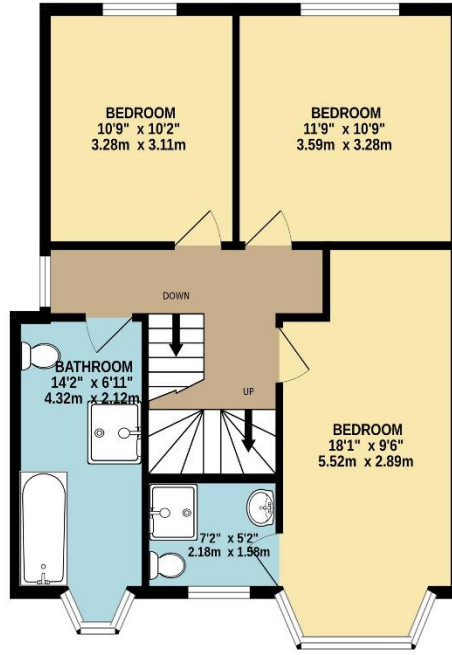
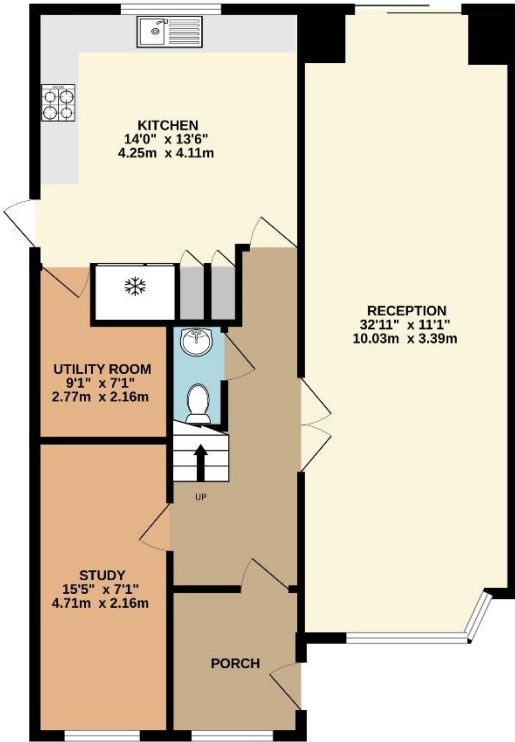
- **Four/Five Bedrooms**
- **Master Bedroom with En Suite**
- **Separate Utility Room**
- **Off Street Parking**
- **Close to Transport Links**
- **Catchment for Richard Challoner Secondary School**

**Price £4,500 pcm**

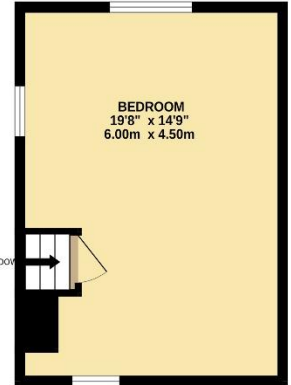
A stunning, four/five bedroom detached house with off-street parking for two cars and located close to transport links and easy access to the A3. This incredible property comprises a large entrance room, a study/second reception room/fifth bedroom, a good sized reception room which is the full length of the property and has sliding doors leading onto the garden. At the end of the hallway on the ground floor there is a large, brand new kitchen with integrated appliances, a large American style fridge/freezer, separate utility room which has a washing machine and tumble dryer and side access which leads to the garden and a downstairs WC. The first floor has a good sized family bathroom with a large separate shower, two double bedrooms with built-in storage, further storage in the hallway and the master bedroom with en suite shower and fitted wardrobes. The second floor has a double bedroom with built-in storage. There is a good sized private garden at the rear of the property with the added luxury of artificial grass. The property is unfurnished and available middle of August onwards. EPC rating E. Council tax band G. Security deposit £5,192. (subject to change if a different monthly rent is agreed).

GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR  
741 sq.ft. (69.1 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 1964 sq.ft. (182.5 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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