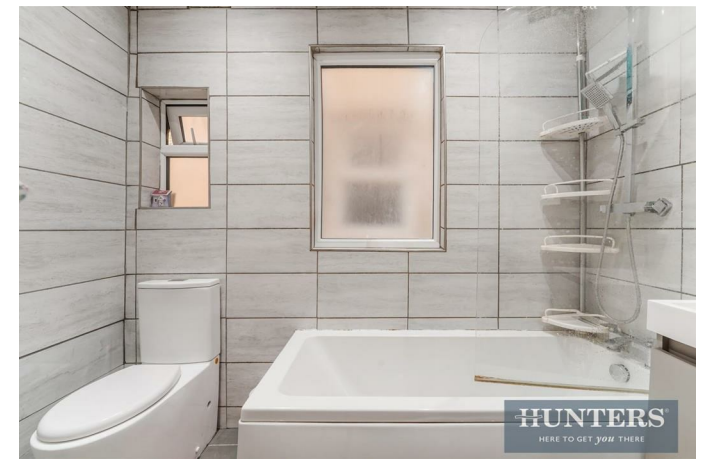




HUNTERS[®]

HERE TO GET *you* THERE

Mount Pleasant Road, New Malden | Guide Price £800,000
Call us today on 0208 432 2347



Thinking of Selling?

If you are thinking of selling 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.

*** GUIDE PRICE £800,000 - £850,000 ***

A generously proportioned Edwardian family home, thoughtfully designed to offer a stylish yet practical blend of contemporary living. The property features a spacious kitchen-dining room alongside a comfortable front reception room and is ideally situated on the fringes of the highly sought-after Groves Area, conveniently located for excellent local schools, the high street, and the mainline station.

Set over three floors, the house offers flexible and well-balanced accommodation throughout. Upstairs, the home provides four well-proportioned bedrooms and two bathrooms, ideal for growing families. The top floor is a great and versatile room, either as a guest bedroom due to the ensuite shower room, or perfect for a young adult, and there is also an abundance of eaves storage.

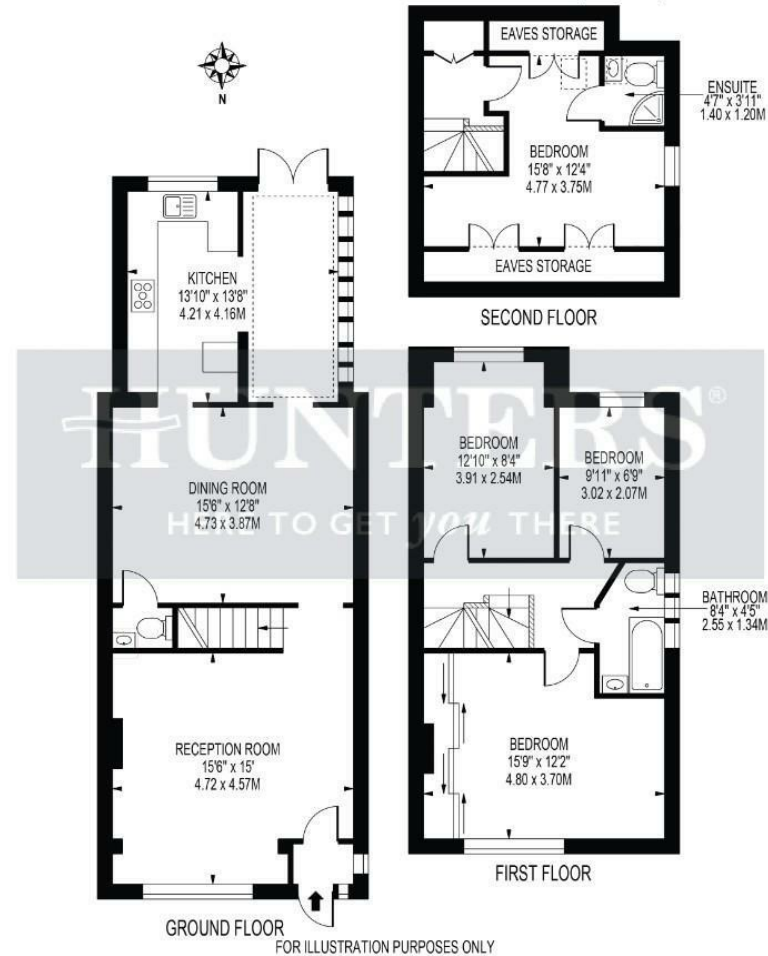
The surrounding area boasts outstanding leisure and sporting facilities, including a leisure centre, golf courses, and clubs for cricket, tennis, football, and rugby, as well as a range of health clubs.

MOUNT PLEASANT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1411 SQ FT - 131.04 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 53 SQ FT - 4.95 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

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