

Mount Road New Malden KT3



- **Semi detached, Four bedroom property**
- **Recently extended and fully modernised**
- **Walking distance to schools, transport and amenities**
- **On the edge of the Groves**

Price £895,000

A beautifully presented, semi-detached four-bedroom family home arranged over three floors, recently extended and fully modernised throughout. Offering excellent curb appeal, the property is ideally located on the edge of The Groves in a sought-after residential area. On the ground floor, the property features a spacious front reception room leading through to a stunning open-plan kitchen/dining/living area, perfect for modern family living and entertaining. A convenient ground floor W.C. completes this level. To the rear, the landscaped garden is a real highlight, offering a well-maintained combination of patio and lawn areas, ideal for outdoor dining and relaxation. The first floor comprises three well-proportioned bedrooms and a contemporary family shower room. The top floor hosts a generous loft room with ample storage and its own shower room, providing an excellent additional living space. The property is ideally situated within walking distance of highly regarded schools, New Malden High Street, and excellent transport links, making it perfect for families and commuters alike. EPC rating Council Tax Band E.









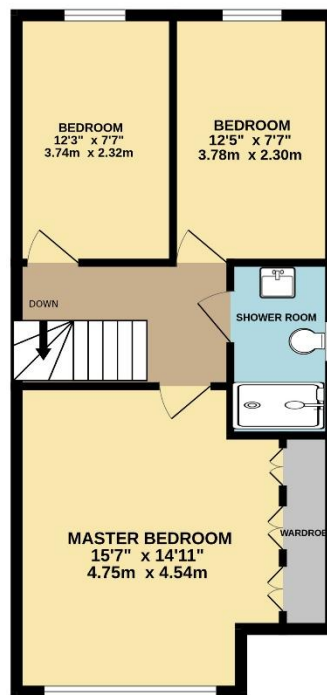




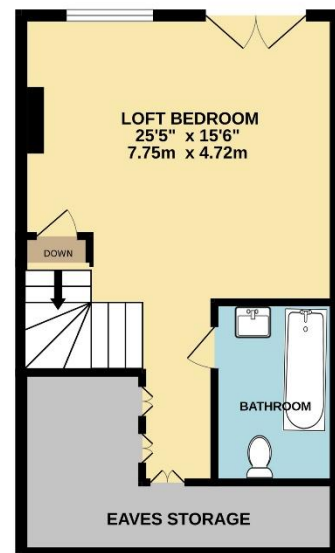
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 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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