

Mount Pleasant Road New Malden KT3



- **Three Bedroom Family House**
- **Southerly Facing Garden**
- **In Catchment for Good Schools**
- **Off street Parking**
- **NO ONWARD CHAIN**
- **Open plan living**
- **Garden Annex with kitchenette and en-suite shower room**

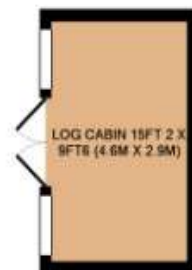
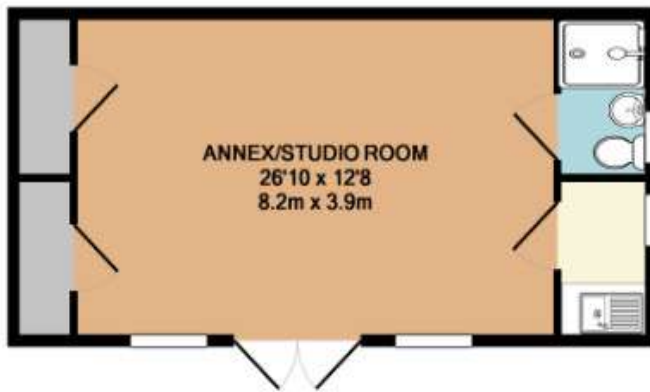
Price £825,000

This much loved and looked after family home is a bright, double fronted, three bedroom semi-detached house. The property is located close to the sought after "Groves" area and has been finished to a modern specification. The property comprises a bright double aspect reception, a superb kitchen/dining room with beautiful granite quartz work surfaces and butler sink and has views onto the garden; there is also a downstairs cloakroom. On the first floor there is a master bedroom with full height and width wardrobes and views over the playing fields, a second double bedroom with full width fitted wardrobes and a single bedroom, as well as a large bathroom with full sized bath and double shower unit. There is access to a loft area via a pull down ladder, which is fully boarded and has Velux windows to the front and back. The owners inform us that they have full planning permission (now lapsed) from Kingston Council to carry out substantial ground floor and first floor extensions and details are available on request. EPC rating D. Council Tax Band D Externally there is off-street parking to the front and side access leading to a beautiful south facing garden extending to about 100 feet with raised borders and patio area. In addition there is a brick built studio apartment with electricity, kitchenette, en-suite and storage areas, plus a large summer house with electricity. The property is located within walking distance of New Malden High Street, New Malden and Norbiton Stations and is also with the catchment area of excellent schools. The whole house including outbuildings is 1354 sq ft (125.79 sq m). NO ONWARD CHAIN





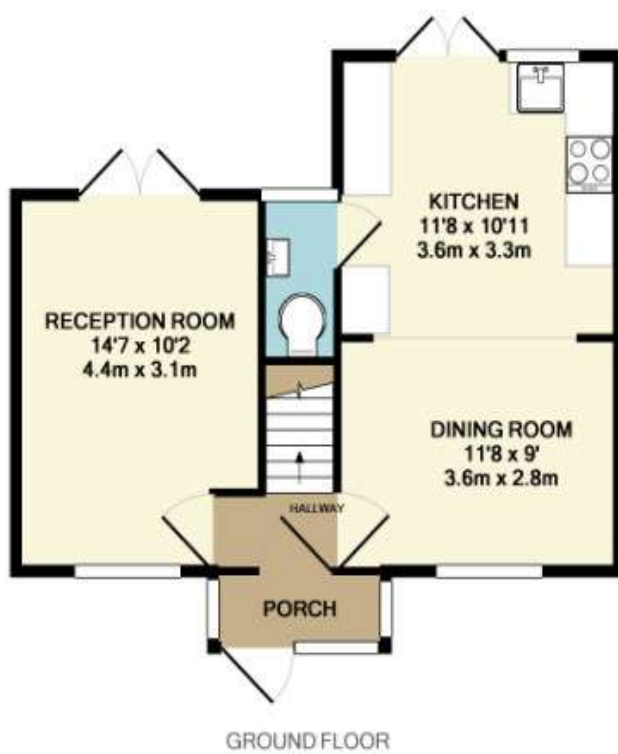




TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR