

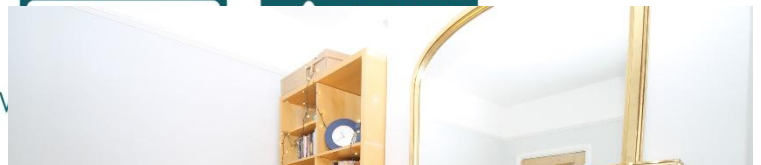
Mount Road New Malden KT3



- **Four Bedrooms, plus study**
- **Two receptions**
- **Two bathrooms + W.C / Utility room**
- **Walking distance to local transport, schools and amenities**
- **Period feature fireplaces throughout**

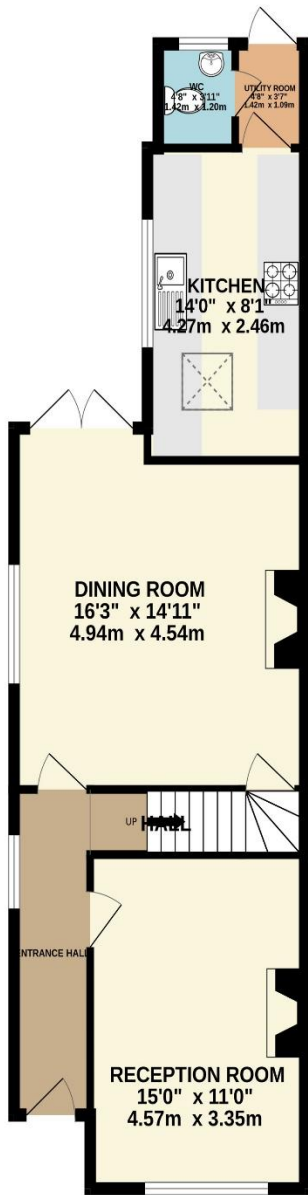
Price £875,000

A lovely four-bedroom family home laid out over three floors. The hallway leads to a large front reception room with a feature fireplace; there is a second reception room with space for working, dining and relaxing, with double doors out to a patio seating area and further lawn; the kitchen is a decent size with modern appliances, plus there is a W.C/Utility room, with a further door leading out to the garden. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. On the top floor there is a shower room, a good sized double bedroom and a separate study or dressing room with eaves storage. The property is a blend between modern and period features with attractive fireplaces throughout. Within walking distance to local schools, public transport and amenities. EPC E. Council tax band E

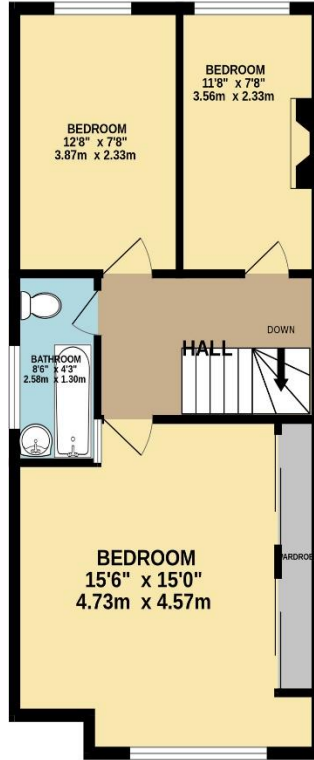




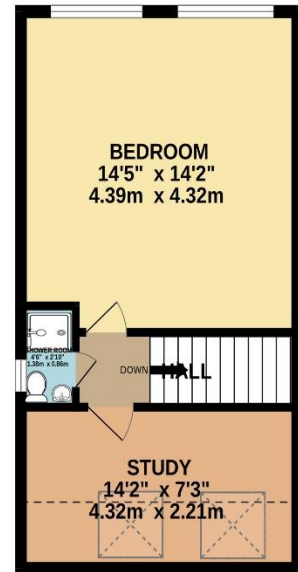
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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