



Westbury Road New Malden KT3



- **Three Bedroom Semi-Detached House**
- **Large Bright Through Reception Room**
- **South Facing Garden**
- **Off Street Parking for Two Cars**

Price £685,000

A bright semi-detached house with wooden flooring throughout, a south facing garden and off street parking for two cars. On the ground floor there is a light airy hallway with doors onto a large through reception room with a bay window to the front, this room leads into a conservatory with double doors onto the well maintained garden with sandstone patio. There is also a recently fully fitted kitchen with integrated units. On the first floor there are two large double bedrooms and a single bedroom along a large modern bathroom with jacuzzi bath/shower. In addition there is the option for extending at the rear or into the loft (STPP). The property is located in a popular part of New Malden with easy access to New Malden High Street and Station. It is also in the catchment for excellent schools. EPC rating D.

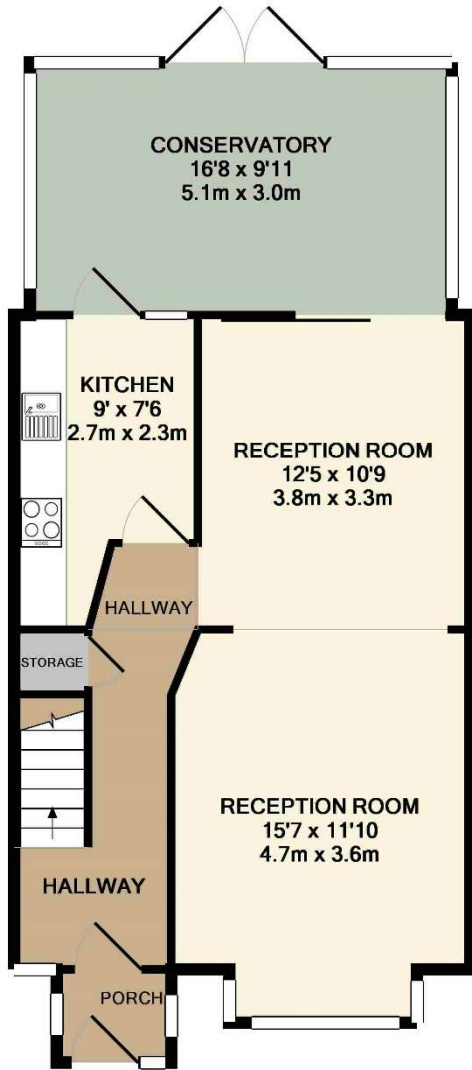
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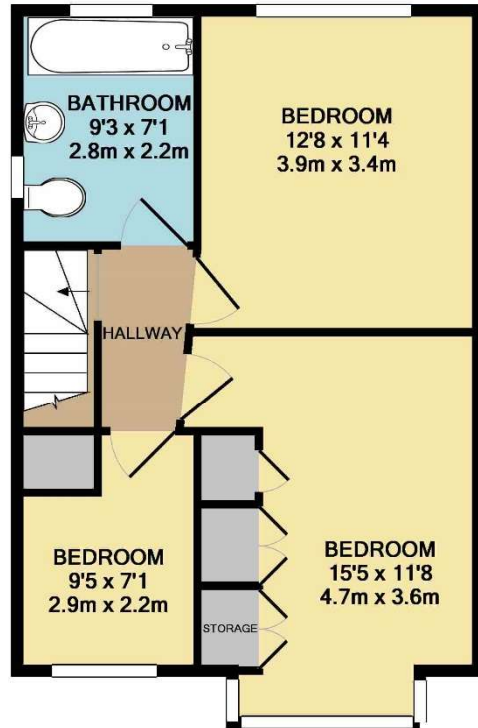
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GROUND FLOOR
 APPROX. FLOOR
 AREA 664 SQ.FT.
 (61.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 489 SQ.FT.
 (45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 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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