



Mount Pleasant Road New Malden KT3



- **Newly Decorated Two Double Bedroom House**
- **Large Studio Room at the end of the Garden**
- **Off Street Parking**
- **Catchment for Excellent Schools**

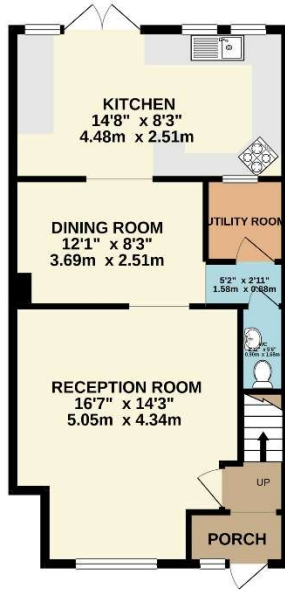
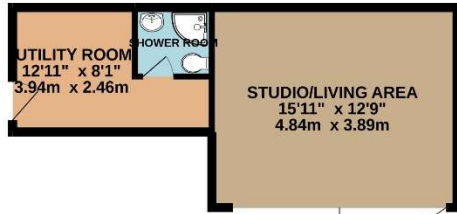
Price £525,000

A newly decorated two double bedroom house with fantastic studio room, utility area and off street parking to the rear of the garden. The entrance hall leads to a large main reception room with bay window, a door leading to modern dining room which is semi-open plan to the fully fitted kitchen. On this floor there is a large storage/utility room and separate downstairs toilet. On the first floor there is a master bedroom with walk-in wardrobe, a second double bedroom and modern bathroom with separate shower. In addition there is a large studio room at the end of the garden with bi-fold doors across its whole width, a shower room and further utility/storage area with direct access to an off street parking space. Furthermore the property benefits from being within the catchment of excellent schools. EPC rating D.

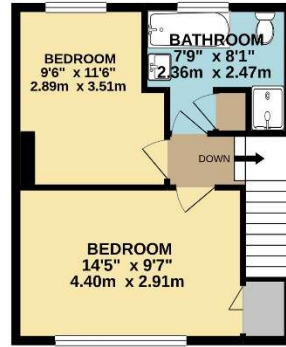




GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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