



## Montem Road New Malden KT3



- **Four Bedroom Detached Dormer Bungalow**
- **Potential to Extend (STPP)**
- **Off street Parking**
- **70ft westerly garden**

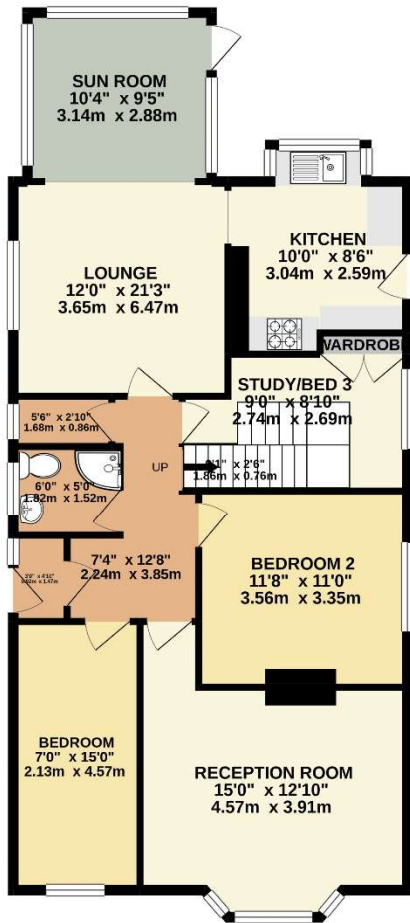
**Price £750,000**

A detached four bedroom dormer bungalow positioned in a central New Malden location. On the ground floor there is a good sized hallway leading to a front reception room with bay window, a large second reception room which opens into a conservatory area with views over the 70 ft westerly facing garden. This room leads into the garden which is divided into several sections with a decked area close to the house and a more secluded area towards the back of the garden where there is a large summer house. Also on the ground floor there are three good size bedrooms and a shower room. On the first floor there is a master bedroom with built in wardrobes and a bathroom. Furthermore the property benefits from off street parking and is situated within easy walking distance of New Malden High Street and Station. EPC rating E.

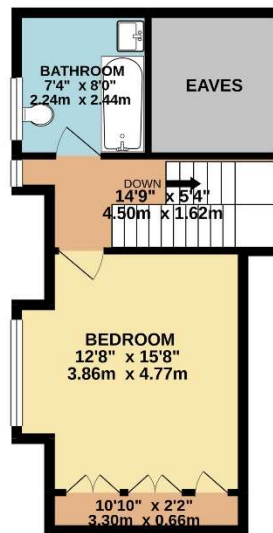




GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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