

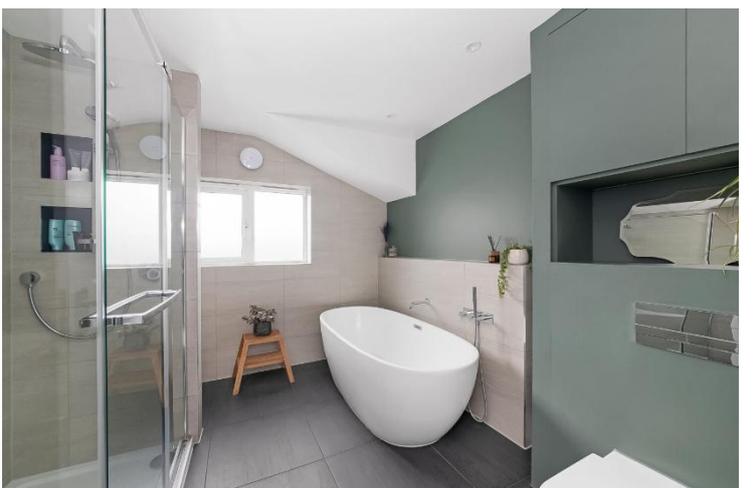
## Elm Road New Malden KT3



- **Three Bedroom Period House**
  - **Free Flowing Open Plan Living Space**
  - **West Facing Garden**
  - **Catchment for Excellent Schools**
  - **Easy Access to New Malden**
- Price £775,000**

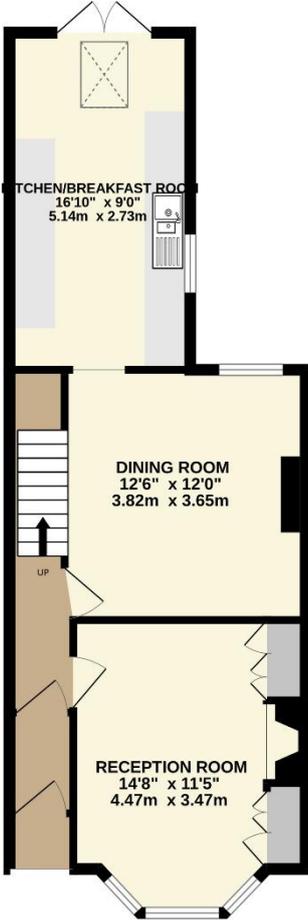
A mixture of original features and clever design twists provides visually appealing rooms throughout this home and brings plenty of personality in. The arrangement downstairs of a through reception and kitchen/breakfast room allows flow and light to pass through, enhancing the feeling of airiness and togetherness - with views of the garden, day-to-day family life and activities inside and out can be thoroughly enjoyed. Upstairs is just as comfortable and appealing with three double bedrooms, a dedicated study area and an impressive, recently fitted family bathroom with freestanding bath and shower as well as an inspiring ensuite with luxurious shower. This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common. In the catchment for highly desirable primary schools. Nearby secondary schools include Coombe Girls, Coombe Boys, and various highly sought-after grammar, private and faith schools. Council Tax band E and EPC rating C.



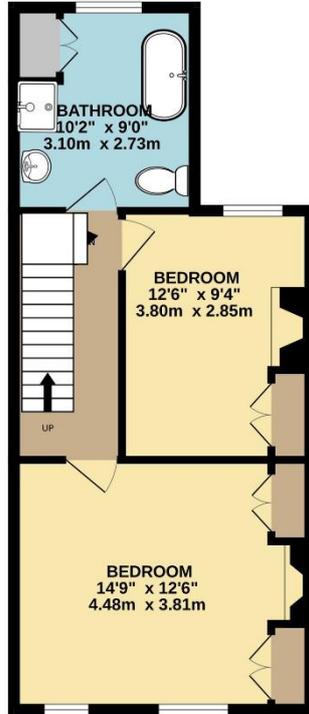




GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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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