

## Mount Road New Malden KT3



- **Three Bedroom Semi Detached House**
- **Two Large Reception Rooms**
- **Potential to Extend**
- **Easy Walking Distance of New Malden**
- **Close to Excellent Schools**

**Price £575,000**

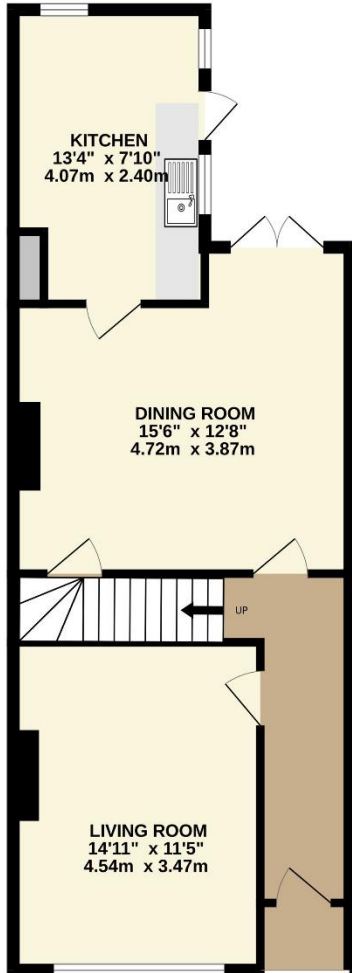
A rare opportunity to acquire a spacious three bedroom semi detached house in need of renovation, located in a prime residential road in the "Groves" moments away from excellent schools. The property comprises two large reception rooms, the rear reception with patio doors out to the garden, there is a good sized kitchen also leading to the garden. On the first floor there is a master bedroom, two further bedrooms and a family bathroom. The property is situated in easy walking distance to New Malden Station and within the catchment for a number of excellent schools, both primary and secondary. End of Chain. Council Tax Band E. EPC rating E.



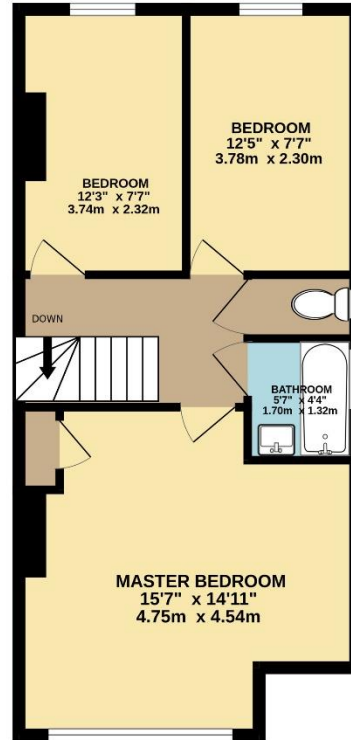




GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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