

Mount Road New Malden KT3



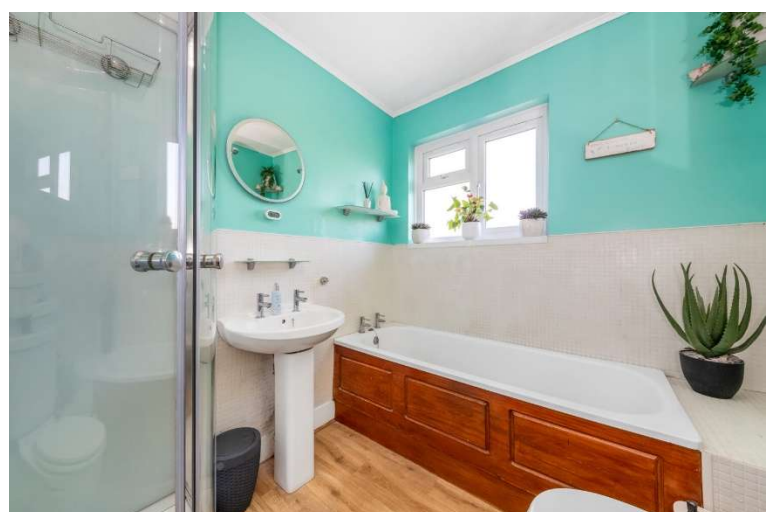
- **Spacious Four Bedroom Family Home**
- **Good-sized, Sunny, West Facing Garden with Decking**
- **Cul-De-Sac location on the edge of "the Groves"**
- **Overlooking Playing Fields**
- **Close Proximity to Excellent Schools and local amenities**
- **Good Access to Superb Open Spaces**
- **Easy Walking Distance to Station and New Malden High Street**

Price £775,000

Our relationship with our outdoor spaces has never been more important and this property is testimony to this. Situated at the end of a quiet cul-de-sac overlooking playing fields there is a feeling of complete tranquillity. This spacious family home offers flexibility as the family grows, providing personalised, functional spaces which are essential for both family and friends visiting. The front reception has a working fireplace which provides a cosy vibe for colder days, while the L-shaped kitchen/breakfast/family room links onto a large West facing garden where warm evenings can be enjoyed over drinks and nibbles on the decking. Upstairs is no less appealing, offering a place of calm with four bedrooms spread over two floors; three double bedrooms, a single/study and a family bathroom. It goes without saying that the house is in the catchment for excellent schools, but there is plenty more on your doorstep. The huge open spaces of Richmond Park and inspirational Wimbledon Common, offering plenty of dog and country walks, running and cycle routes alike. EPC rating D. Council Tax Band E





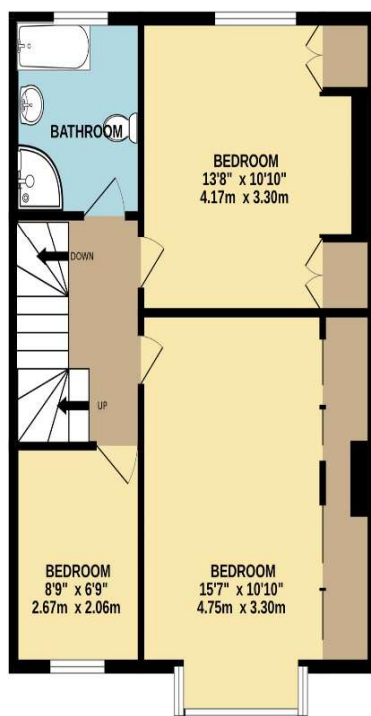




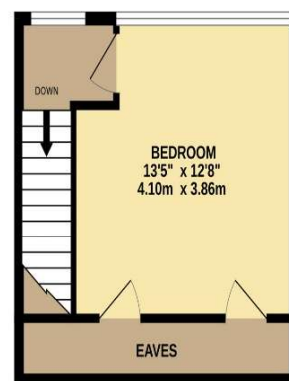
GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1377sq.ft. (127.9 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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