

## Stanley Avenue New Malden KT3



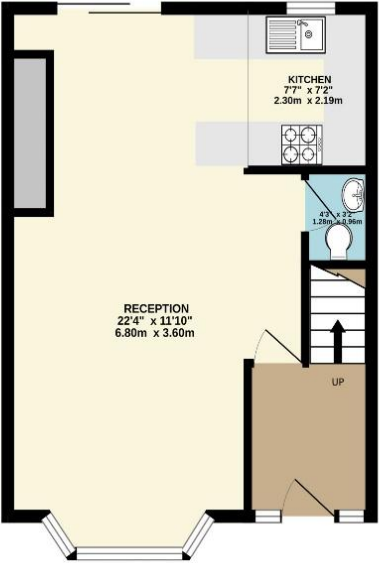
- **Open Plan Living**
- **Four Bedrooms**
- **Large Rear Garden**
- **Two Bathrooms**
- **Off Street Parking**
- **Catchment for Coombe Boys Secondary School**

**Price £2,600 pcm**

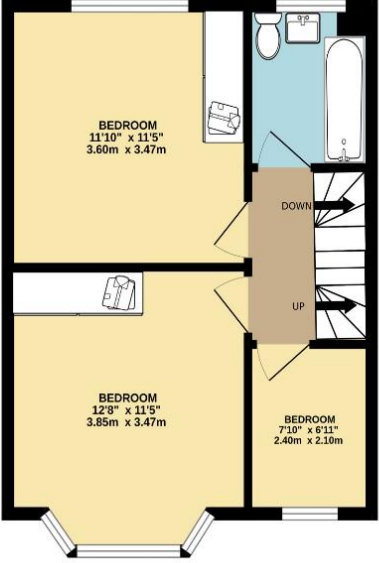
A modern four bedroom, mid terrace family home located in New Malden within the catchment area for Coombe Boys Secondary School. The property has a good size hallway which leads onto a large open plan living kitchen/dining area. The kitchen has integrated appliances including washing machine, dishwasher, cooker and two fridge/freezers. The open plan living space has sliding doors leading onto the large rear garden which has a decking area and garden storage. The first floor comprises a family bathroom, two double bedrooms both with fitted wardrobes and a single bedroom. The top floor has a master bedroom, fitted wardrobes, eves storage, and an en suite shower room. The property has just been painted throughout and there are new carpets on the stairs and in every bedroom. There is off street parking at the front and the property is close to Motspur Park Train Station with easy access to the A3 and good transport links. Available end of April and unfurnished. EPC rating C. Council Tax Band E. Security Deposit £3,000 (based upon an asking price offer).



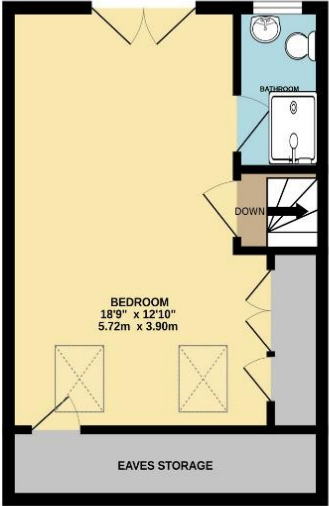
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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