

## South Lane New Malden KT3



- **Three Bedroom**
- **Open Plan Kitchen**
- **Modern Finish**
- **South Westerly Garden**
- **Scope to extend**

**Price £660,000**

A superb, modern three-bedroom family home with plenty of curb appeal. The property comprises a front reception room as well as a large, open-plan kitchen/second reception area; the kitchen is fitted with integrated appliances, and double doors lead out to a well-maintained south-westerly facing garden. On the first floor, there are three bedrooms, with additional potential for extension (subject to planning permission). The property is within the catchment area for good schools and is only a short walk away from both New Malden and Berrylands stations. Additionally, the property benefits from close proximity to green spaces, with a nature reserve and the Hogsmill river nearby. EPC Rating: C; Council Tax Band D.

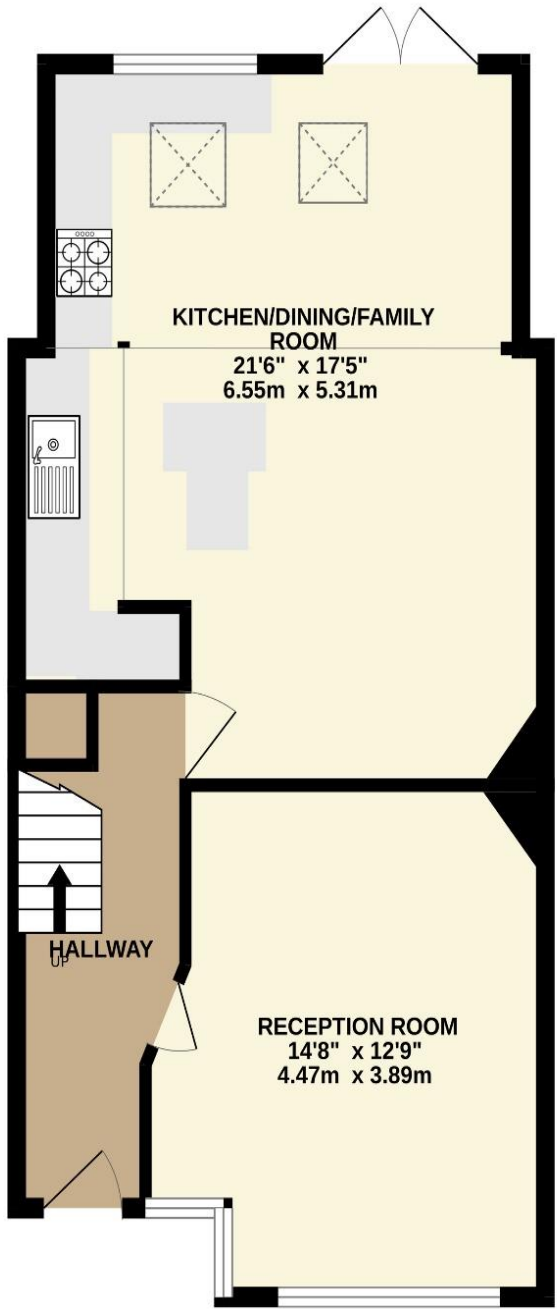




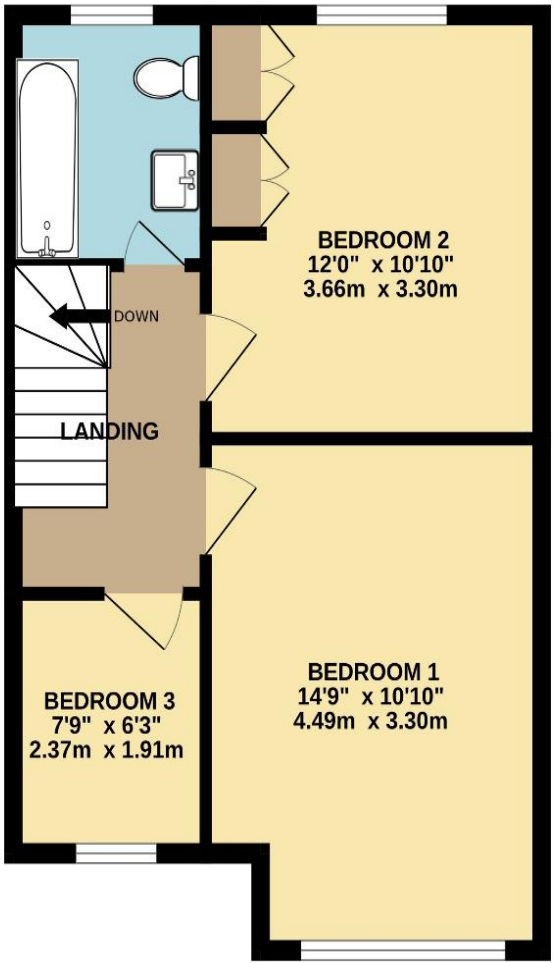




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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