

## Knightwood Crescent New Malden KT3

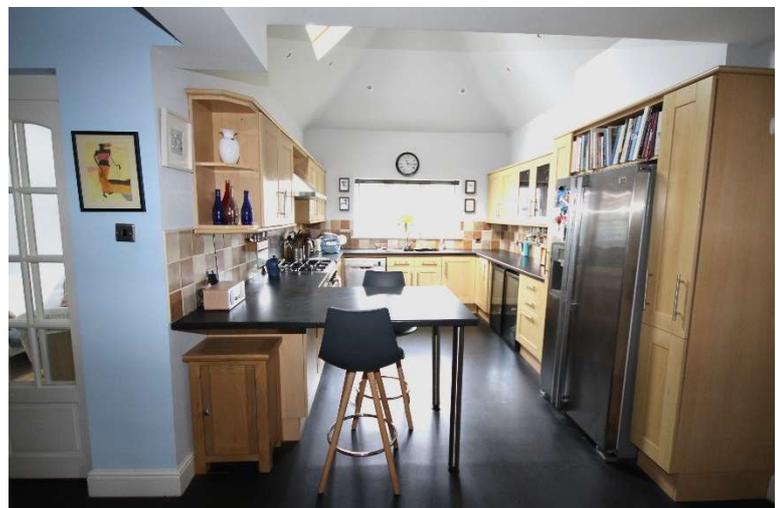


- **Four Bedrooms**
- **Semi Detached**
- **Scope to extend STPP**
- **Off street parking for multiple cars**
- **Open plan living, dining, kitchen - high ceilings with skylights**
- **Close to transport and schools**

### Price £775,000

A spacious four bedroom, semi-detached family home, with further scope to extend at the rear and in to the loft (STPP). A generous hallway with a storage cupboard; there is a study room, plus a front reception room with feature fireplace and bay window. The main living space offers the modern family open plan, living, dining and kitchen space, plus an additional reception room with high ceilings and skylight. There are patio doors leading out to the garden, mainly laid to lawn, with a patio area and shed. The kitchen also has high ceilings and a skylight; a double oven, large hob and wine fridges. There is also a ground floor bedroom with double doors out to the garden, a separate shower room, plus, a utility room. On the first floor there are three bedrooms, plus a family bathroom. To the front of the property there is a car port and off street parking for multiple cars. Close to public transport and schools. EPC rating D. Council Tax Band F.





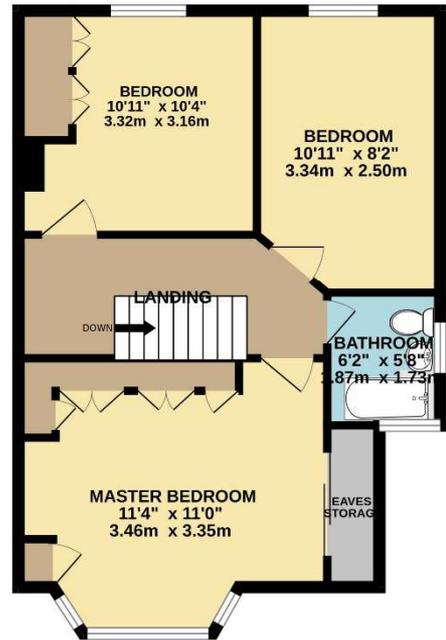




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1393sq.ft. (129.4 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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