

Malden Park New Malden KT3



- **Larger Than Average Semi Detached House**
- **Three Double Bedrooms, Two Bathrooms**
- **Large South Facing Garden**
- **Garage**
- **Off Street Parking for Several Cars**
- **Quiet Cul De Sac**

Price £900,000

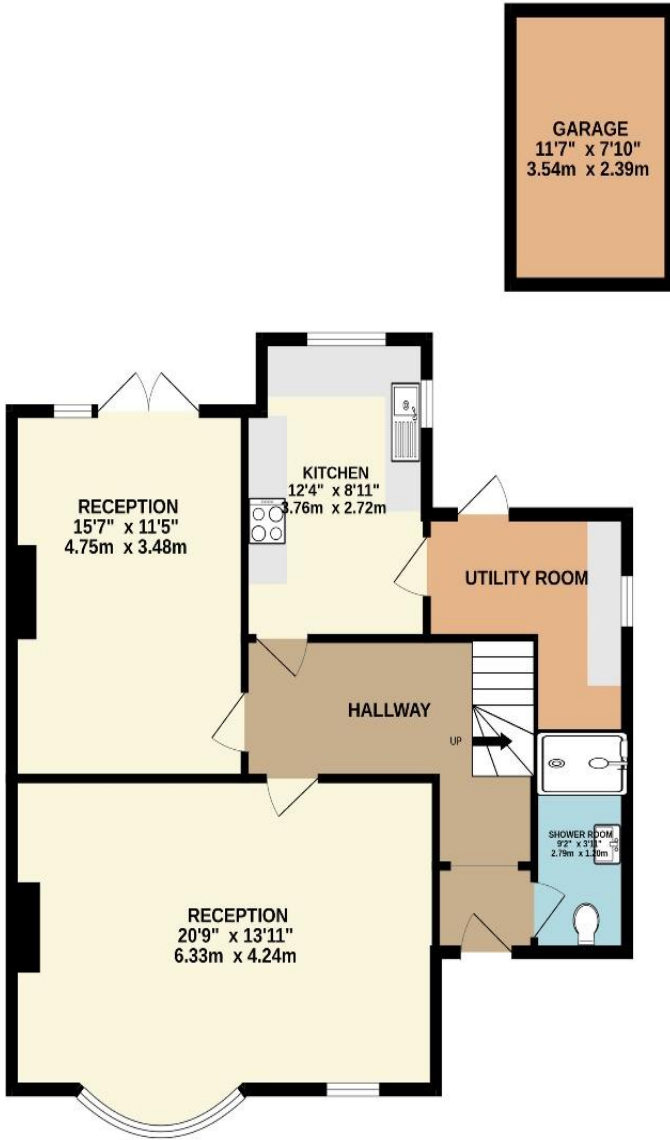
Situated in a quiet cul-de-sac, this semi-detached period house offers fantastic accommodation; a spacious entrance hall leads to an impressive living room across the whole of the front of the property with dual aspect windows. There is a dining room with patio doors to the large south facing garden, a fully fitted modern kitchen with built in appliances, plus a utility room with direct access to the garden and a downstairs shower room. On the first floor there are two large double bedrooms, a further double and a good sized family bathroom. There is further potential to extend on the ground floor, first floor and into the loft (STPP). The property is in the catchment for excellent schools and within easy walking distance of good transport links. EPC rating D. Council Tax Band F.



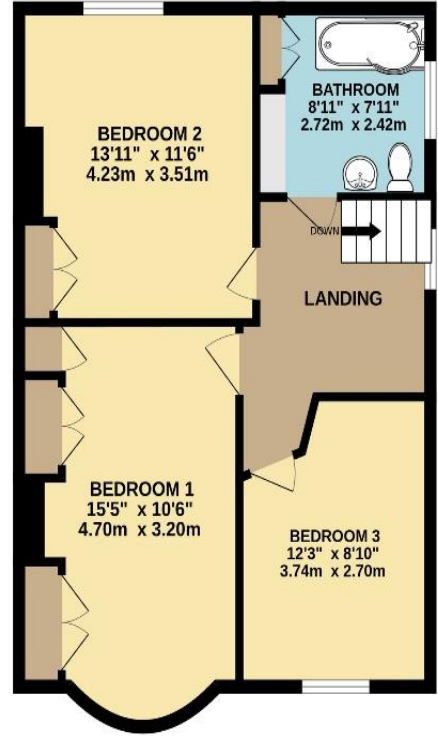




GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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