

## Cheltenham Close New Malden KT3



- **Modern Two Double Bedroom House**
- **Through Reception with Direct Access to the Garden**
- **Private Garden**
- **Allocated Parking Space**
- **Within Easy Walking Distance of New Malden Station**
- **Close to Excellent Schools**

**Price £460,000**

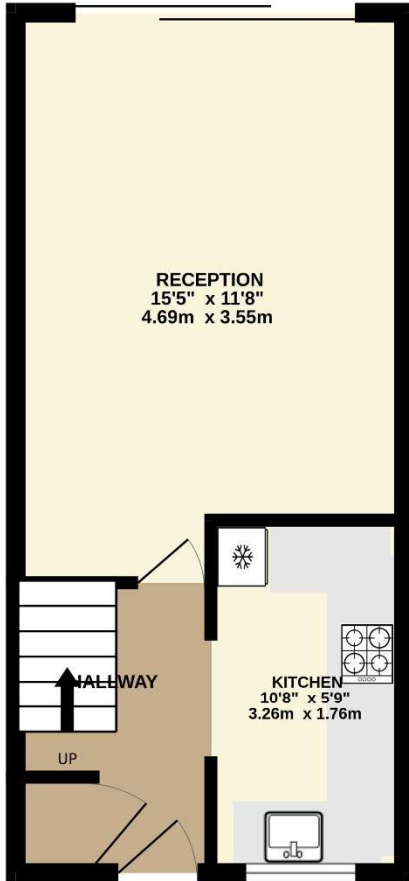
Rare to the market this two double bedroom modern house in a quiet cul de sac within easy walking distance of New Malden High Street and Station. A bright hallway leads to a modern fitted kitchen and into a through reception with patio doors leading to a easy to maintain private garden. On the first floor there are two double bedrooms, the rear one with views over playing fields and a family bathroom. The property also has allocated parking. Freehold. Ideal for First Time Buyers or Investors.



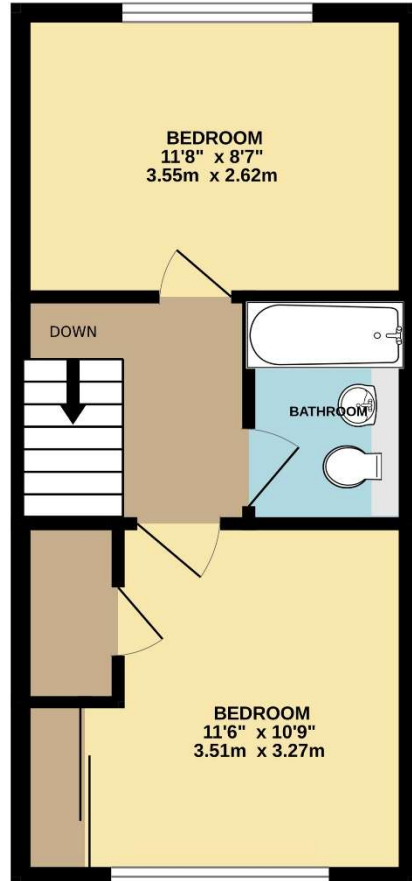




GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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