

Beaconsfield Road New Malden KT3



- **Three Bedrooms**
- **Two Reception Rooms**
- **Utility Room and W.C**
- **Scope to Extend (STPP)**
- **Off Street Parking**
- **Walking Distance to Good Schools**
- **No Onward Chain**

Price £730,000

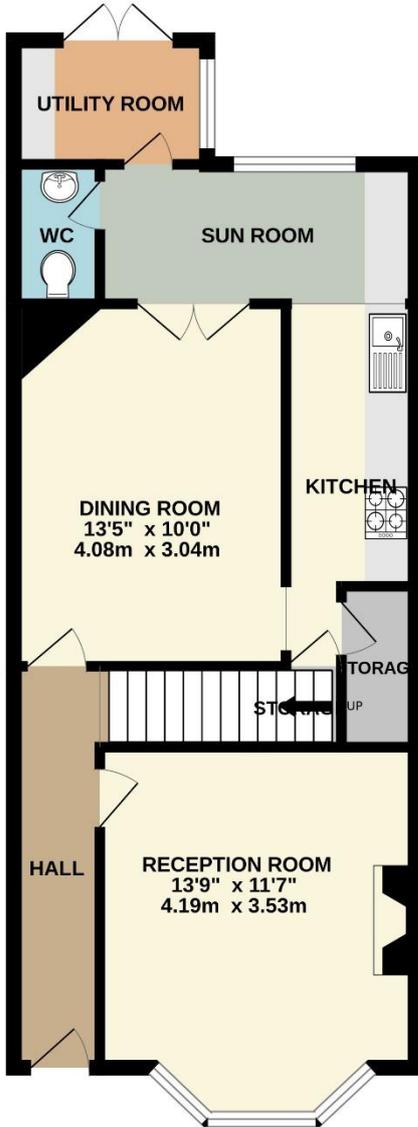
A well maintained family home, in a prime location on the edge of the 'Groves'. The front reception has a large bay window and working fireplace; the dining room is semi-open to the kitchen with a W.C and utility space beyond, which leads out to the garden and outhouse. There is scope to extend or open up the rear reception (STPP), which would easily create the popular large open plan kitchen, dining, family space for modern living. On the first floor there are two good sized bedrooms, with plenty of storage, plus a smaller bedroom / study and a family bathroom; there is also scope to extend into the loft (STPP). The property benefits from off street parking to the front, plus there is side access to the garden. The property is within walking distance to Schools, good transport links and New Malden High Street. NO ONWARD CHAIN. Council tax Band D. EPC E



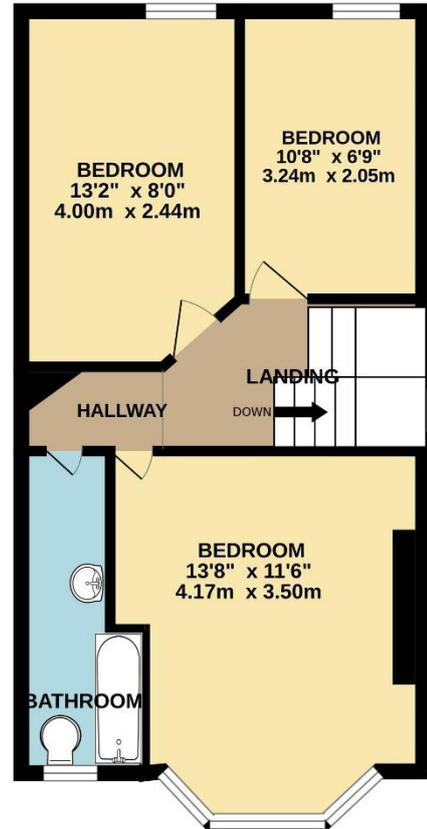




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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