

## Byron Avenue New Malden KT3



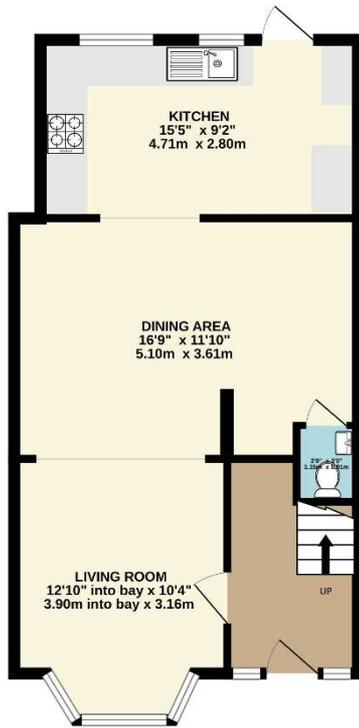
- **Three Double Bedrooms**
- **Extra Study Room**
- **Double Reception**
- **Off-Street Parking**
- **Good Size Rear Garden**
- **Close to Transport and Schools**

**Price £2,950 pcm**

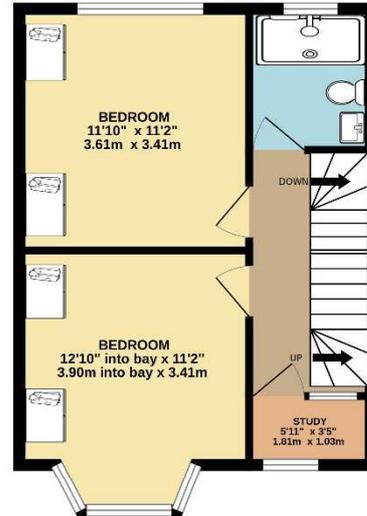
A spacious family home set on this popular road within easy reach of Motspur Park station, New Malden High Street and station as well as good local schools. The accommodation comprises a large reception/dining room, cloakroom, an extended kitchen/breakfast room, three double bedrooms, two bath/shower rooms and a useful study room. There is also a good size garden to the rear and off-street parking at the front. The property is unfurnished and available in May. Security deposit £3,403 (based on the asking price). Council tax band D. EPC rating C.



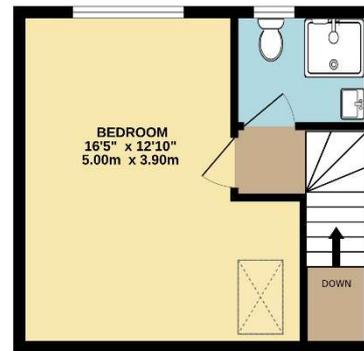
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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