

## Mount Pleasant Road New Malden KT3



- **Three Bedroom Semi Detached House**
- **Two Spacious Reception Rooms**
- **South Facing Garden**
- **Potential to Extend on the Ground Floor**
- **Lapsed Permission to Extend into the Loft**
- **Prime New Malden Location**

**Price £765,000**

A light filled, generously proportioned family house located in a prime New Malden area close to excellent schools and good transport links. The front reception features a square bay window and pretty, original fireplace as a focal point. The second reception links into the kitchen and has patio doors opening onto a mature, easy-to-maintain south facing garden. The kitchen benefits from being dual aspect. There is still potential to extend to the side to make a large open plan kitchen/dining/living room with views over the garden. On the first floor there is a large master bedroom with plenty of built in wardrobes, a second double bedroom which doubles as an office, a single bedroom and modern family bathroom. There is further scope to extend into the loft (STPP). EPC Rating D. Council Tax Band E.



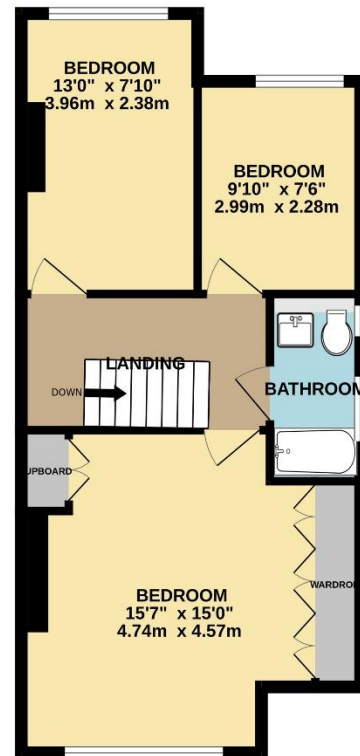






GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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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