

Northcote Road New Malden KT3



- **A modernised Period Property with Feature Fireplaces**
- **Two Double Bedrooms**
- **Large Garden**
- **Walking distance to Amenities, Station and Schools**
- **Extension potential (STPP) to add a W.C. on first floor, plus into the loft and at the rear**

Price £590,000

Meticulously maintained, from the moment you step inside this home; from the charm of the feature fireplaces to the cleverly set out decking area to capture the sun's rays. With a drink in your hand, after a busy week, you can entertain guests or enjoy activities with your children; this house delivers it all. The front reception room is cosy and functional with a feature fireplace and bespoke shelving. The separate dining room has two good-sized storage cupboards and further shelving, with a window looking out to the garden. Leading off the dining room is the fully fitted kitchen with skylight. The bathroom, with overhead shower, is modern and also benefits from under floor heating. The kitchen provides access to a long garden with a decked area and further lawn. On the first floor there are two double bedrooms, one of which has space for a desk, ideal for working from home; there is an over the stairs cupboard, which provides potential to add a W.C. There is also potential to extend (STPP) out the back and into the loft. The property benefits from being within walking distance to amenities, the station and the High Street shops, restaurants and cafes. Also, within the catchment of a variety of schools. Situated on a popular, no through road; viewing this property is a must. New Malden is renowned for having a lovely atmosphere and a thriving community with easy access to huge open spaces including the magnificent Richmond Park and Wimbledon Common, offering plenty of dog and country walks, running and cycle routes. Council tax Band D. EPC rating D.



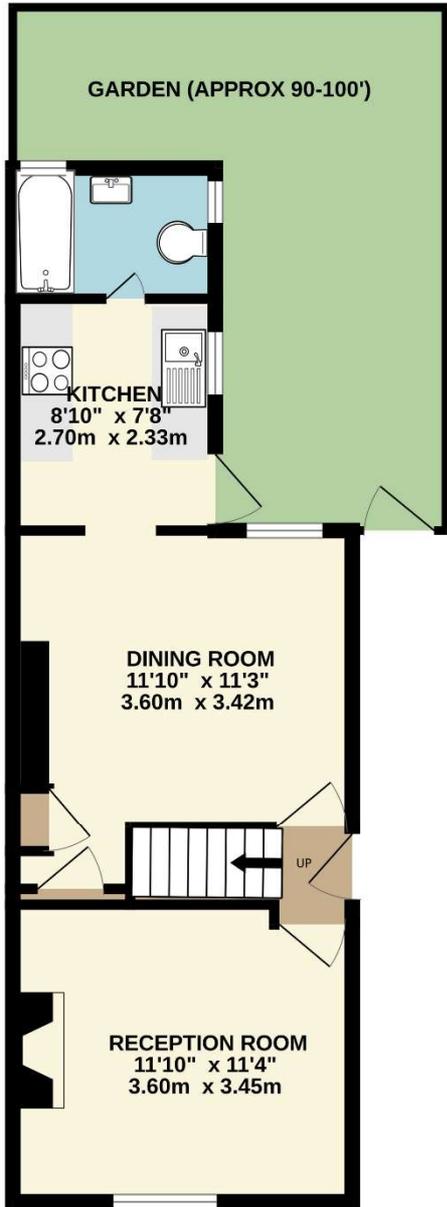




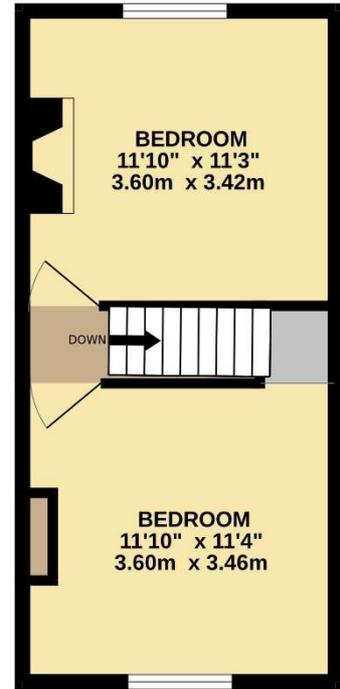




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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