

## Kingscote Road New Malden KT3



- **Mid-Terraced, Period Property**
- **Two Double Bedrooms**
- **South Facing Garden**
- **Walking Distance to schools, New Malden High Street and the Station**
- **NO ONWARD CHAIN**

**Price £510,000**

Situated in a sought-after cul-de-sac, just a short stroll from New Malden Station and the High Street, this charming period home offers an exciting opportunity for renovation. The property features a large front-facing, through reception room, with a kitchen looking out on to the south-facing garden, ideal for enjoying the sun. On the first floor there are two generously sized double bedrooms and a large bathroom. The property has tremendous potential and is perfect for buyers looking to personalise and add value. NO ONWARD CHAIN. EPC D and Council tax band D.



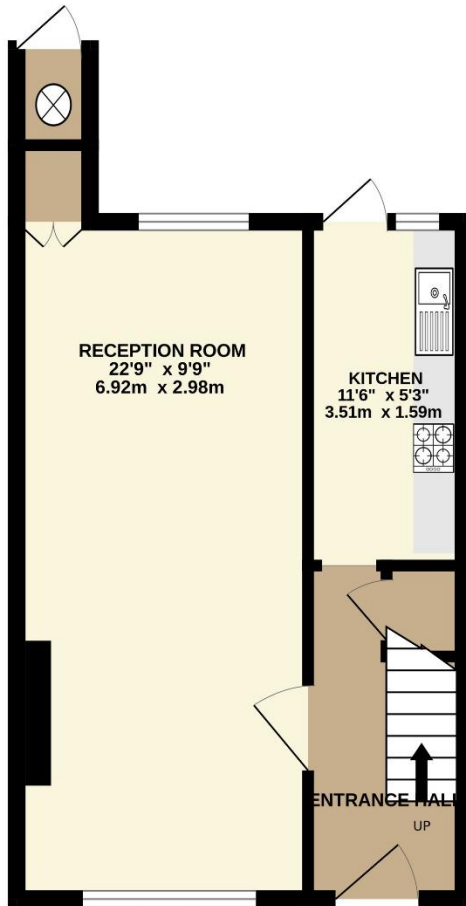




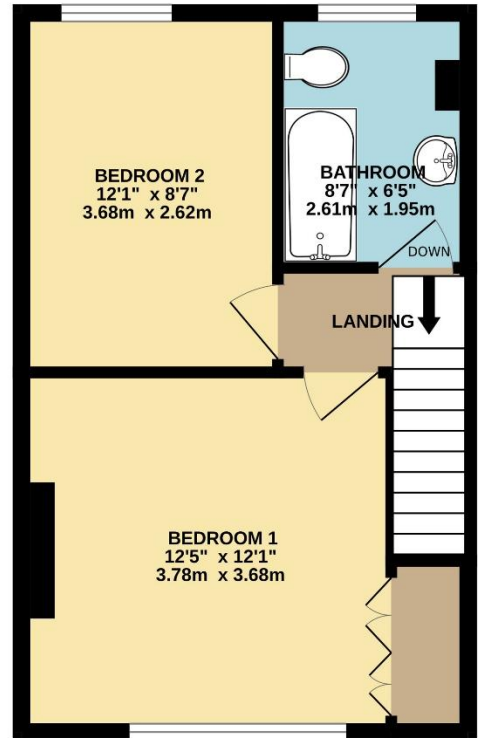




GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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