

Melrose Gardens New Malden KT3



- **Three Bedrooms**
- **Cul-de-sac location**
- **Within walking distance to station and New Malden High Street**
- **NO ONWARD CHAIN**
- **Pretty, private garden**
- **Scope to extend STPP**

Price £650,000

This property has great curb appeal, with a recently paved front garden leading to a porch. As you enter the property there is a bright, large front reception room with square bay window and feature fireplace. The kitchen/ dining room offers the open plan living buyers are looking for; with patio doors leading out to a very pretty garden, with patio area and summer house. There is also a ground floor W.C. On the first floor the family shower room has been recently refurbished, plus there are two double bedrooms and one single. There is scope to extend in to the loft and at the rear (STPP). Situated close to "The Cut" which leads to the station and New Malden High Street. On the edge of the ever popular "Groves" with schools and amenities close by, this property would be an ideal starter home. EPC Rating D. Council Tax Band D. NO ONWARD CHAIN

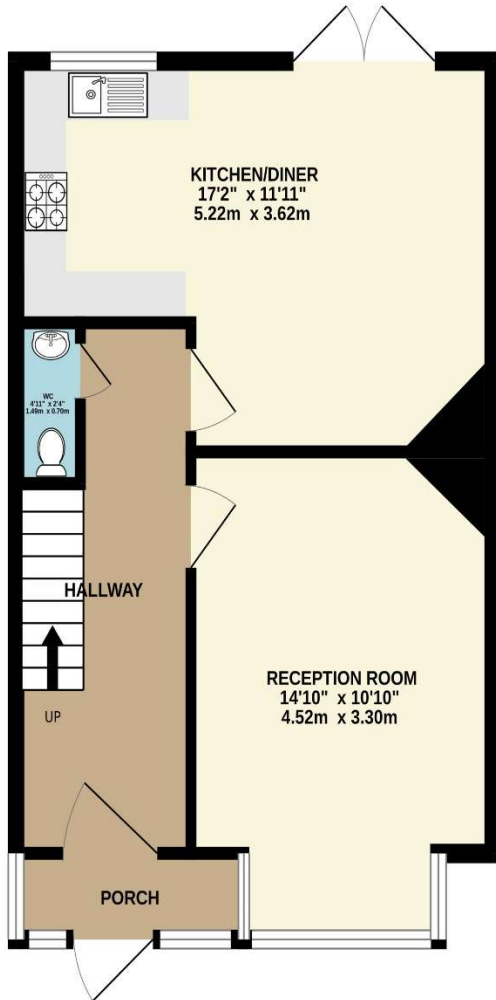




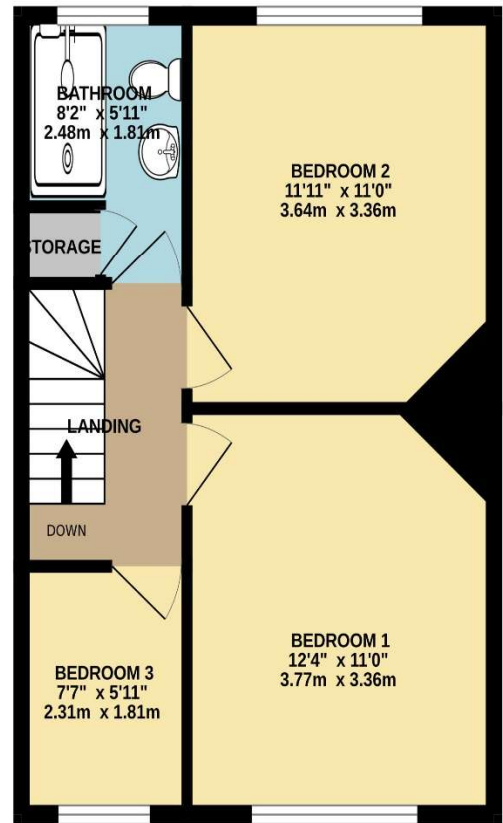




GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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