

## Northcote Road New Malden KT3



- Charming Two Bedroom Victorian Cottage
- Two Separate Reception Rooms
- Modern Fully Fitted Kitchen
- Pretty, Well Designed Garden
- Quiet Cul de Sac
- Close to Excellent Schools
- Approx 50 ft garden

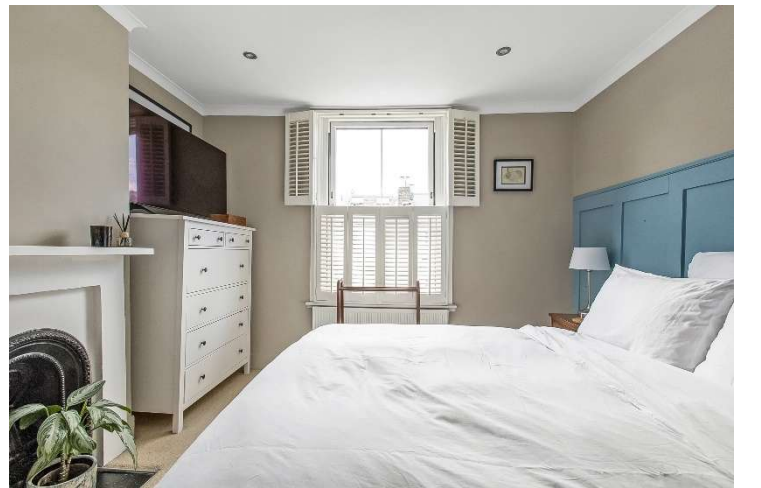
**Price £615,000**

A Victorian cottage which oozes much on its original charm combined with practical style for modern living, comprising two reception rooms as well as encompassing a sleek fully fitted kitchen with under floor heating. The pretty, well designed garden is accessed from here with designated areas for enjoying nibbles and drinks, on warm evening, with a gathering of family or friends. There is still potential for extending if desired (STPP). On the first floor are a two spacious double bedrooms and large family bathroom (with underfloor heating) ideal for a couple starting their journey on the property ladder. Located in a quiet, cul-de-sac on the edge of the 'Groves', convenient for access to central New Malden and close to excellent schools making this area highly appealing to families. There's plenty more on your doorstep including the majestic Richmond Park and inspirational Wimbledon Common including coffee by the famous Windmill. EPC D.





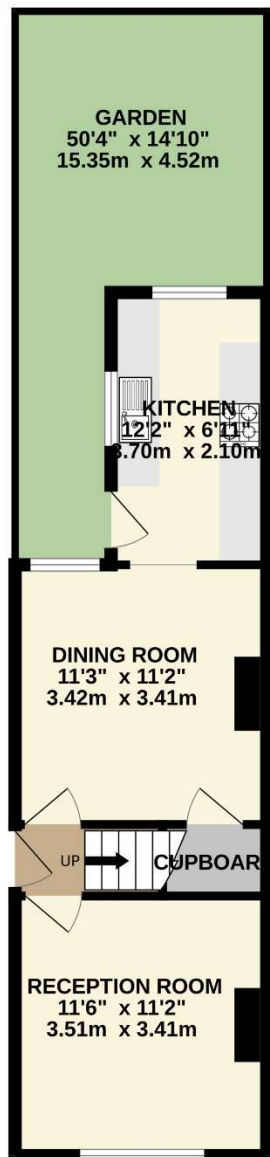




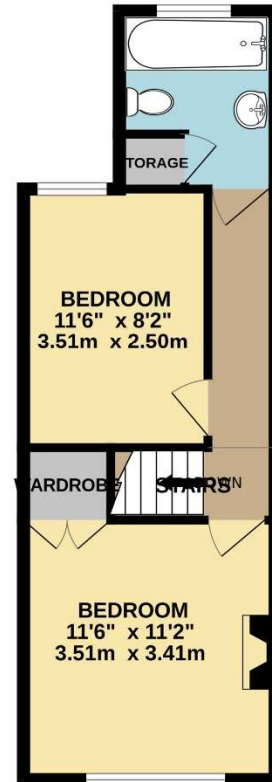




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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