

## Kingscote Road New Malden KT3



- **Newly Refurbished, Two Double Bedroom Period House**
- **Open Plan Kitchen/Living /Dining Room**
- **Bifold Doors opening onto Pretty Patio Garden**
- **Quiet Cul De Sac location**
- **Situated in the Heart of the "Groves"**
- **Close to the High Street and Station**

**Price £620,000**

A welcoming atmosphere awaits and as you step inside the bright hallway; you get the first tempting glimpse of what's to come. Immediately you are drawn into the well extended space and where your eye lands first, grabbing your attention, is the centrepiece of this exceptionally well designed, light-filled loving home with its luxurious kitchen/dining/living room featuring a versatile kitchen island - exuding a feeling of sophistication and a design based on optimal functionality - not just a room for cooking in, but an easy-flow gathering space for entertaining. There is a strong and harmonious connection between the interior and the outside space thanks to the bifold glazed doors leading out from the kitchen bringing the outdoors in. On the first floor there are two generous double bedrooms and smart modern bathroom. Situated on a quiet cul-de-sac, the property is conveniently close to the High Street with a strong sense of community, and the nearby 'Beeline Way' linking New Malden to Raynes Park make this area highly appealing. Council Tax Band D. EPC rating E (before renovation).















GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

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

