

Newborough Green New Malden KT3



- **Modern Three Bedroom House**
- **Large Reception Room**
- **West Facing Garden**
- **Quiet Cul-de-Sac**
- **Close to Good Transport Links**
- **Easy Access to New Malden High Street**

Price £530,000

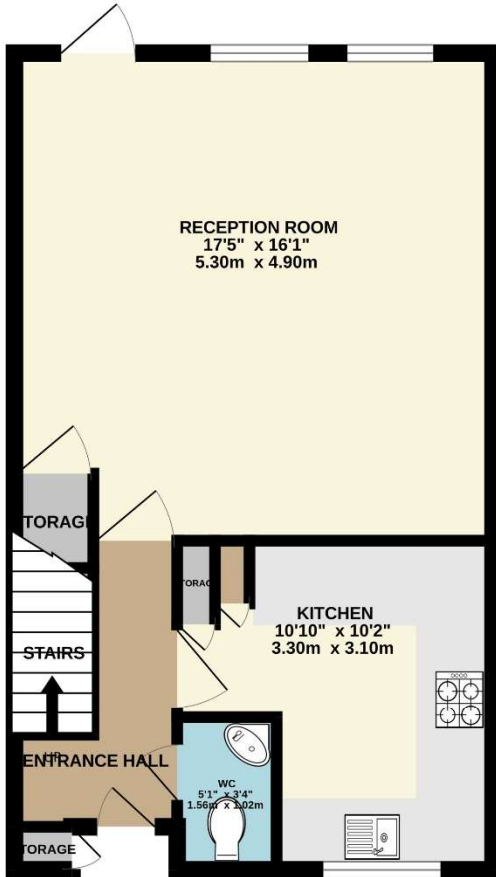
A spacious modern house in need of some updating, with a large, bright reception room which opens onto the west facing garden, with patio and lawned area, a separate kitchen and downstairs W.C. The first floor provides two double and a good sized single bedroom together with a family bathroom. The property is located in a quiet private cul de sac with well maintained communal gardens, and residents parking as well as a garage. Situated within easy walking distance of New Malden High Street and close to excellent transport links to both Kingston and Wimbledon. In the addition it is within easy reach of the Hogsmill River and Berrylands Nature Reserve. NO ONWARD CHAIN. EPC rating D. Tax band D.



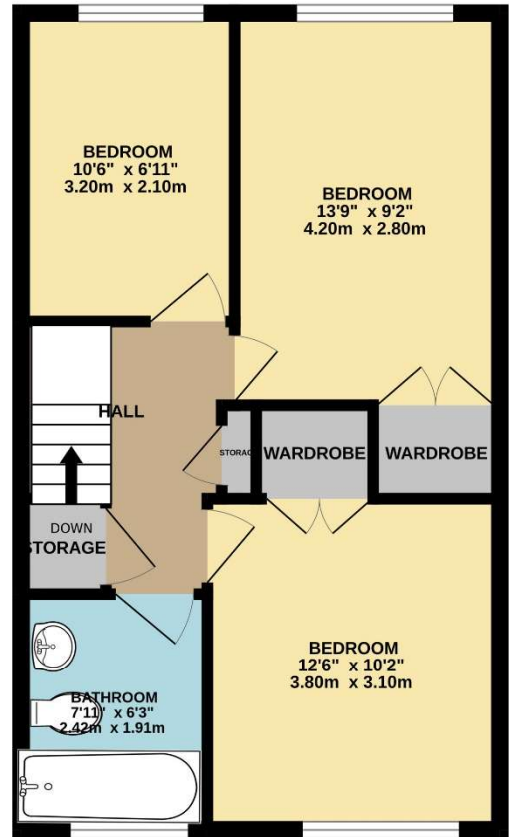




GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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