

## South Lane New Malden KT3



- **Semi-Detached, Family Home**
- **Three/Four Bedrooms with further Loft Room**
- **One/Two Bathrooms, plus Separate W.C.**
- **Off Street Parking**
- **Close to Schools, Public Transport and Amenities**
- **NO ONWARD CHAIN**

**Price £795,000**

A spacious, semi-detached, well-loved family home, owned by the same family for decades. The property has off street parking for 2-3 cars with an integral garage, that could remain as storage or be converted to living space (STPP). As you enter the property, the hallway is impressive, with access to a double reception, which has doors providing the option to separate the living and dining room offering versatility; from this room, there is a door out to the patio area. There is additional access to the garden from the kitchen and from the garage. There is also an under stairs W.C. The garden is a decent size, which is a blank canvas for landscaping and adding an office room if needed. On the first floor there are three double bedrooms, a large bathroom/utility, which could be altered to provide more bedroom space; there is a further family bathroom and separate W.C. A staircase leads up to a great sized loft space, which was used by the family as a bedroom for their children. There is eaves storage. The natural footprint is large, but also offers extension potential at the rear (STPP). Located close to schools and good transport links, this is an ideal property for a growing family. EPC Rating D. Council Tax Band F. NO ONWARD CHAIN









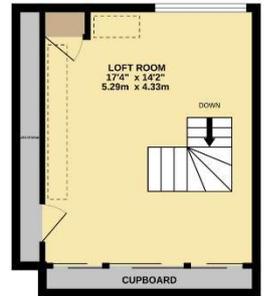
GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 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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