

## Malden Hill Gardens New Malden KT3



- **Four bedrooms, over Two Floors**
- **Semi-detached, in a Prime Location; walking distance to Parks and High Street**
- **Two reception rooms, plus "Sun Room"**
- **Separate Kitchen/Breakfast room**
- **Pretty Garden, with Side Access**
- **Off Street Parking**

**Price £850,000**

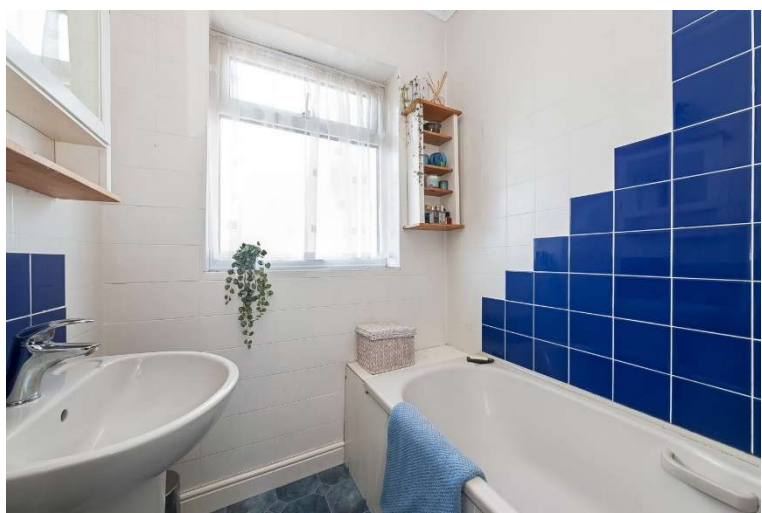
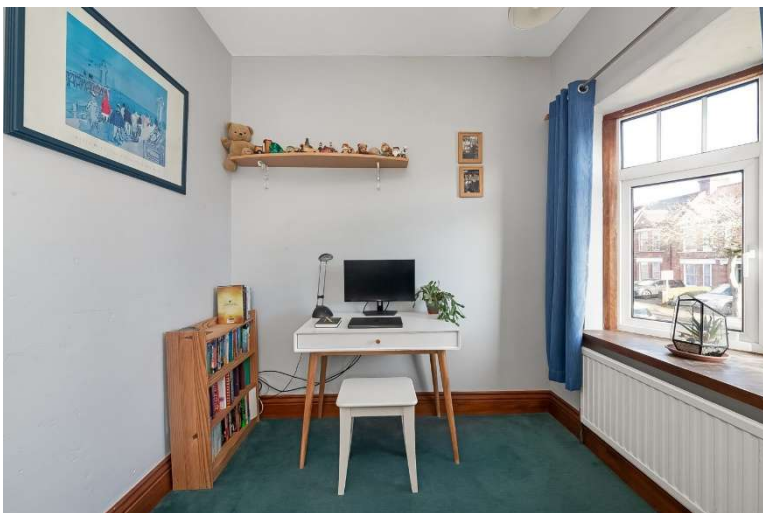
A well-loved home, owned by the same family for many years. The property is semi-detached, with side access and off street parking. As you enter, there is a good sized front reception with a fireplace and bay window; a great space for any family, currently used as a music room. There is a further central reception room, with fireplace, which leads into the 'sun room'. This space, again is multi-functional, currently used as a dining room, with views out to the garden. There is a further door, which connects the kitchen and breakfast room; a perfect layout if you wanted to convert to open plan living (STPP). On the first floor, there is a family bathroom and separate W.C. two double bedrooms and a large single, which doubles up as a study. There is a further bedroom in the loft, with eaves storage, plus a shower room. Situated in a desirable location and within close walking distance to the station, the eclectic high street and Beverley Park. There are further green areas easily reached, and the Beeline Way, which is popular with cyclists and walkers alike. Sports amenities are also close-by. EPC Rating E. Council Tax Band E.











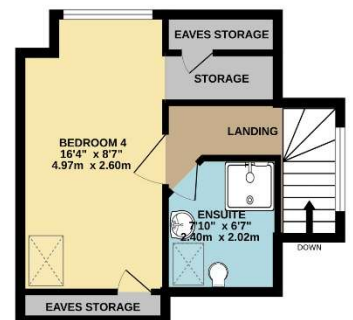
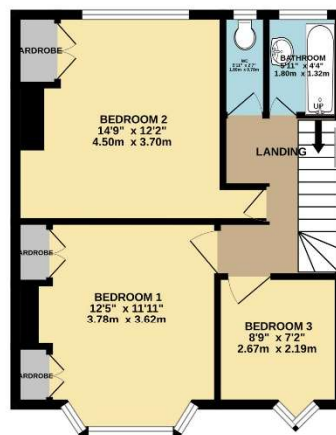
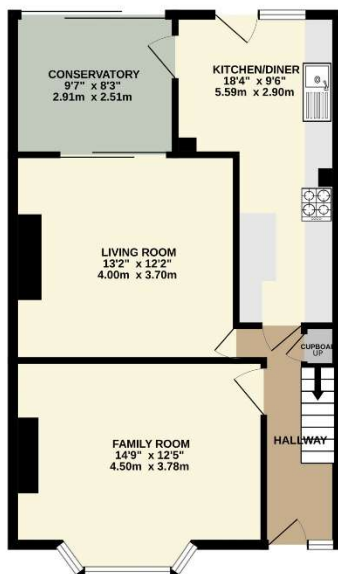




GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.

2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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