

## Albany Road New Malden KT3



- **Fully Extended Four Bedroom House**
- **Semi Open Plan Throughout the Ground Floor**
- **Large Private Garden with Summer House and Decking**
- **Large Master Bedroom with En-Suite**
- **Three Further Bedrooms**
- **Quiet Family Friendly Cul De Sac**

**Price £760,000**

This fully extended, bright and airy, family home boasts excellent room proportion throughout. The ground floor features a spacious double reception room, offering seamless views through to the kitchen/breakfast room and out to the private garden, accessed via a charming stable door. The first floor provides flexible accommodation with two double bedrooms, a versatile single bedroom ideal for a home office, and a modern family bathroom. The top floor is dedicated to a master bedroom suite, complete with a private en-suite shower room and useful eaves storage. In addition there is secure bike storage at the front. Situated in a quiet, family friendly cul-de-sac, this property sits within the catchment area for many of New Malden's excellent local schools as well as easy access to New Malden High Street and Station. EPC rate D. Council Tax Band D.



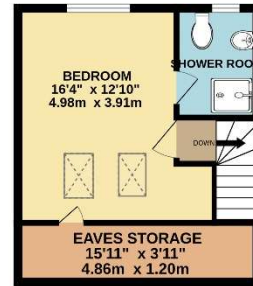
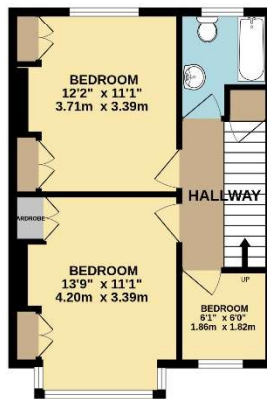
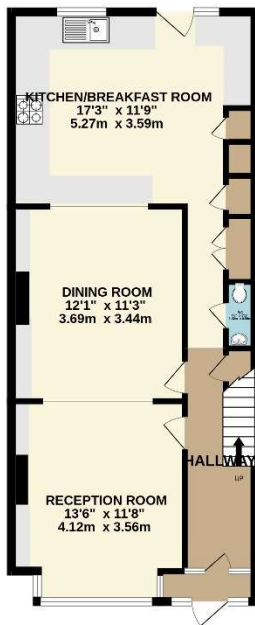
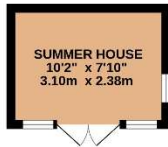




GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

2ND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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