



Belmont Avenue New Malden KT3



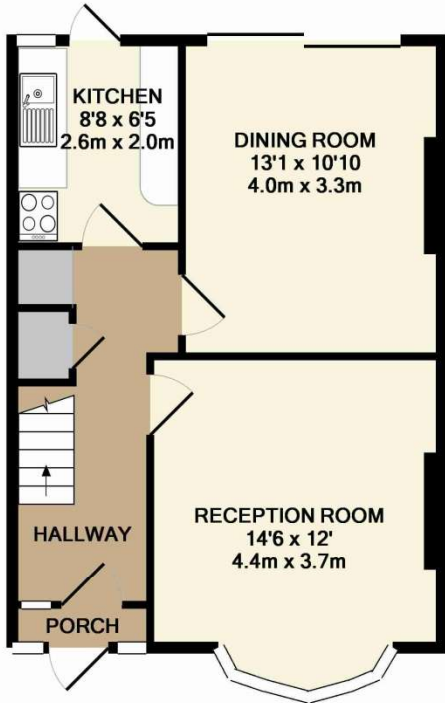
- **Four Bedroom Family House**
- **Two Reception Rooms**
- **South Westerly Garden**
- **Off Street Parking for Two Cars**

Price £625,000

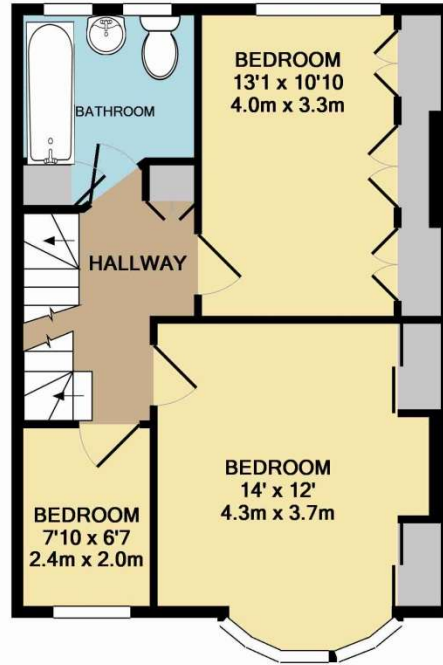
A light and newly decorated family house located within easy reach of Motspur Park Station and excellent transport links. The property comprises front reception room with curved bay window and feature fireplace, the second reception also has a feature fireplace and patio doors directly onto a secluded southwesterly garden partly laid to lawn and patio. On the first floor there is a double bedroom to the front and a second double bedroom with built in wardrobes as well as a single/study and a family bathroom with bath and shower. On the second floor there is a large double aspect master bedroom and separate shower room. In addition there is also off street parking for two cars. EPC rating D.



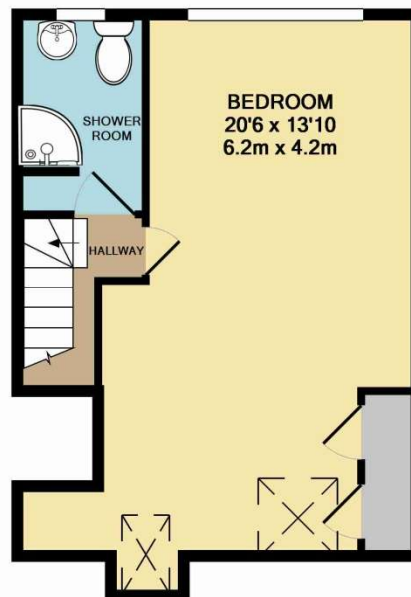




GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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