



Malden Road, New Malden, KT3

An attractive four bedroom detached house with drive, garage & rear garden. £725,000 OIRO.

ESTATE & AGENT

— Tailored, local and personal —

Malden Road, New Malden, KT3

£725,000 Freehold

We are delighted to offer to the market this well presented four bedroom detached house set in its own private driveway and mature rear garden. The property has been upgraded by the vendors and is tastefully decorated, offering its next owners a comfortable family home.

The welcoming accommodation briefly comprises; entrance hall with stairs to first floor and ground floor w.c., a spacious, double aspect open plan reception room with attractive wood flooring comprising; lounge area with feature fireplace, dining area with French doors to the patio and garden and a contemporary fitted kitchen with white high-gloss wall and base units and complimenting granite worktops. Finally there is a utility room (requiring some work) leading onto the garden.

To the first floor there is a light and airy landing area, master double bedroom, two further double bedrooms, a fourth bedroom with loft access - ideal as a nursery or office and a bathroom/w.c. with a modern white suite.

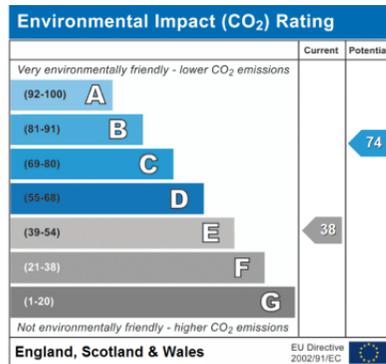
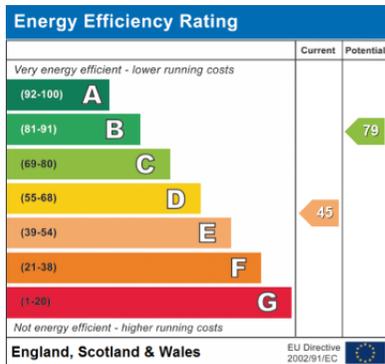
The property benefits from double glazing throughout and gas fired central heating via a combination (combi) boiler.

Externally the property boasts a large gravelled driveway, providing off street parking for up to four cars, an integral single garage offering useful storage or the potential to increase the internal ground floor living accommodation (STPP). To the rear there is a good sized private garden with side access including; patio, outhouses, lawn, mature shrubs and trees.

Malden Road is ideally situated close to both New Malden and Worcester Park, benefiting from a variety of shops, amenities and restaurants. Good schools and transport links are also nearby, making it an ideal home for families and commuters. Malden Manor, Motspur Park and Worcester Park Stations are all within walking distance providing train links to London. Viewing comes highly recommended. EPC: E. Offers in the Region of £725,000.

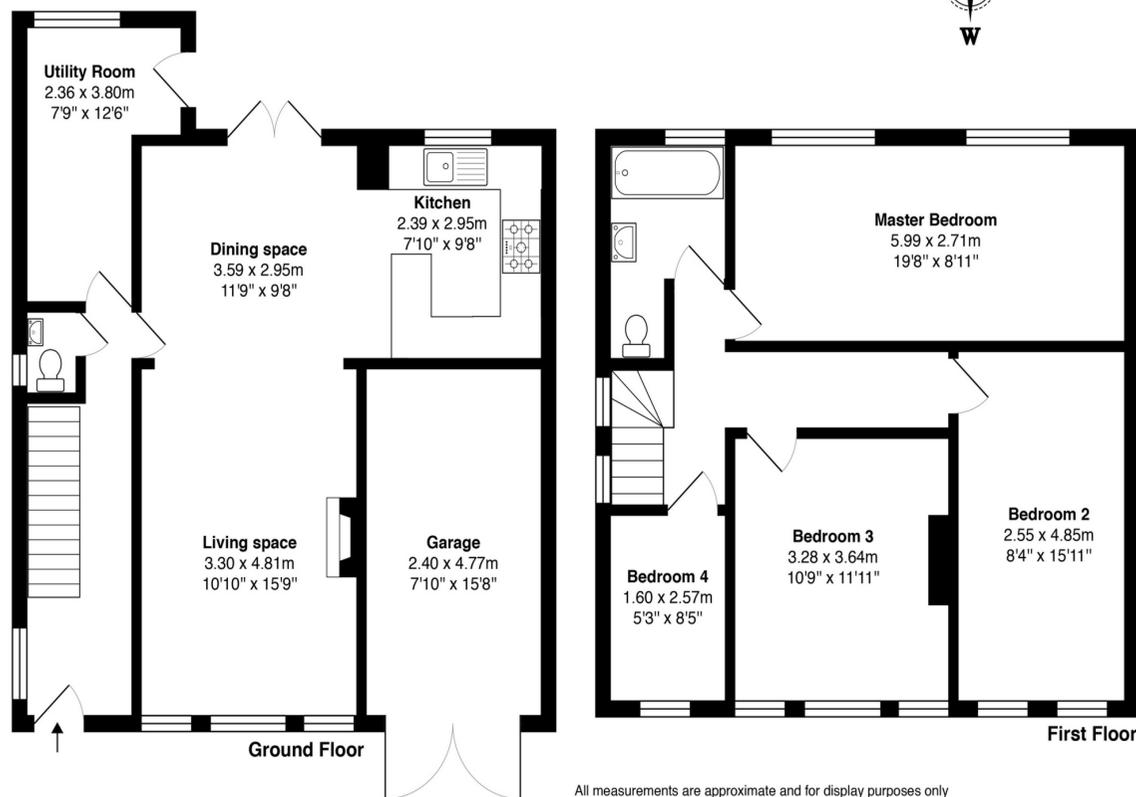


- Well presented
- Open-plan living
- Contemporary kitchen
- Garage
- Off street parking
- Private rear garden
- Modern bathroom
- Convenient location
- Offers in the Region of £725,000



Malden Road, New Malden

Total Area: 114.6 m² ... 1233 ft² (excluding garage)



Viewing strictly by
appointment via
Estate and Agent

CONTACT

Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

Open Hours-
Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.

ESTATE & AGENT
— Tailored, local and personal —