

High Drive, New Malden, KT3

£1,195,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Summary:

The family home comprises; entrance hallway leading through to the dining room with large bay window, then through to the kitchen with side access to the outside of the property. To the rear of the property sits the welcoming reception room with feature fireplace and access to the utility room which in turn leads on to the converted garage, now home to a spacious family room, perfect for a children's playroom or additional sitting room. There is also a ground floor WC to the ground floor. The East facing rear garden has been extremely well maintained with a patio area and the majority being laid to lawn with mature borders. To the first floor lies three double bedrooms, one large single bedroom, a family bathroom and separate WC.

Four bedrooms

Highly sought after residential road

Three reception rooms

Off street parking for two cars

High Drive, New Malden, KT3

£1,195,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Tenure: Freehold

Council Tax: G

Local Authority:

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.