

# Potters Grove, New Malden, KT3

£499,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate present to the market this large mid-terrace house on Potters Grove in New Malden. Situated on a residential road, this property offers spacious accommodation throughout and 76ft garden. The property comprises; front garden, entrance hallway, separate WC and modern bathroom, large double reception room with patio doors leading out to the private rear garden with patio area and the remainder being laid to lawn. Also to the ground floor is the large kitchen with direct access to the side alley running between two houses to give access to the rear gardens. To the first floor lies three double bedrooms, two with built in storage and a fourth single bedroom.

**Four bedrooms**

**Huge potential STPP**

**Large double reception room**

**76ft garden**

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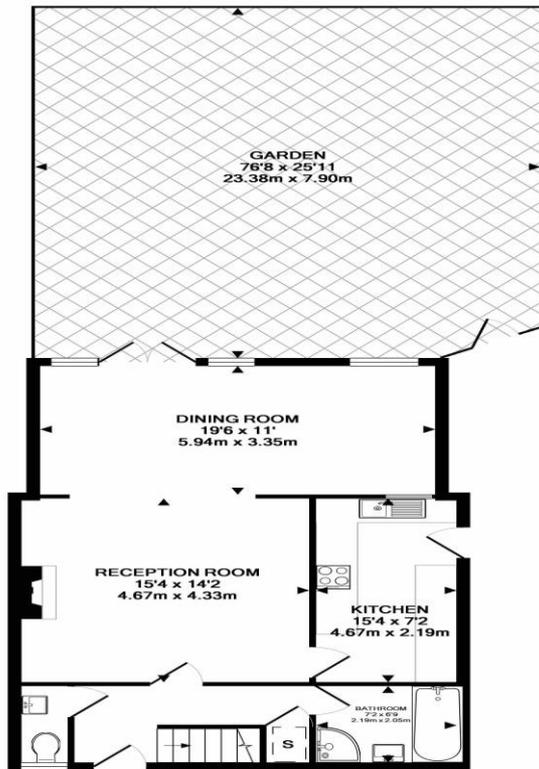
**IVY GATE™**

Four bedrooms

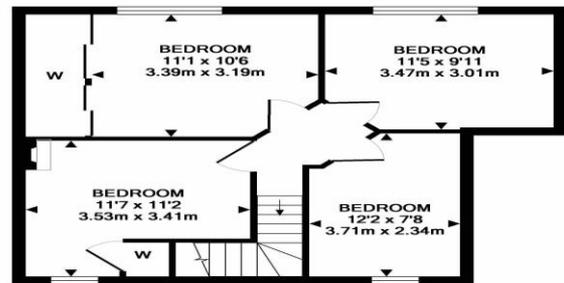
Large double reception room

76ft garden

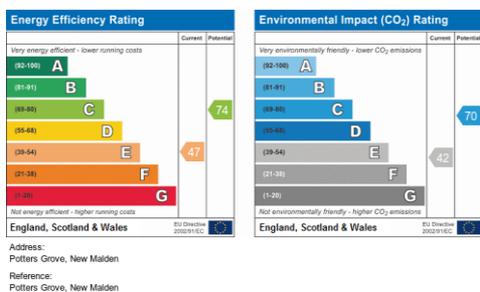
Huge potential STPP



GROUND FLOOR  
APPROX. FLOOR  
AREA 686 SQ. FT.  
(63.7 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ. FT.  
(47.8 SQ. M.)  
TOTAL APPROX. FLOOR AREA 1201 SQ. FT. (111.6 SQ. M.)  
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Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: E

## 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.