

The Close, New Malden, KT3

£599,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; entrance hallway leading to a reception which also connect to the dining room. To the back of the property is the kitchen which provides direct access to the garden, stretching to approximately 90ft. To the first floor there are three bedrooms, two well proportioned doubles and a generous single bedroom as well as the family bathroom. The property also benefits from off street parking to the front and garage to the side which can also be accessed from the garden. The property is in need of total refurbishment and renovation. There have been many examples of similar properties in the nearby area which have been extended to make generous family homes. Possibilities include; conversion of garage to additional reception room or study, single storey extension to the rear to add open plan kitchen/diner, loft conversion to add master bedroom with en-suite. All of these would be subject to planning, although there are a number of precedents on the road which would significantly aid the application process.

Fantastic potential to extend (STPP)

Off street parking

Garage

Catchment for excellent school

Quiet cul-de-sac

Requires refurbishment throughout

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Tenure: Freehold

Council Tax:

Local Authority: Royal Borough of Kingston upon Thames

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.