

Rodney Close, New Malden, KT3

Monthly Rental Of £1,550 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Upon entering the property you are welcomed through to the extremely spacious ground floor accommodation which has been mostly opened up to maximise the space and bring natural daylight through. To the right, is the downstairs WC and cloakroom, straight ahead is the large reception area leading on to the dining area with French doors giving direct access to the rear garden. Sitting to the left of this vast space is a well appointed and modern kitchen with dishwasher, washer/dryer, gas hob, integrated fridge and freezer and a breakfast bar. To the second floor lies a very large master bedroom with ample built in storage, a further big double bedroom, again with built in storage and a family bathroom with stand in shower. The property further benefits from gas central heating and double glazing throughout.

Beautifully presented family home

Open plan living accommodation

Spacious living/dining area

Modern kitchen and bathroom

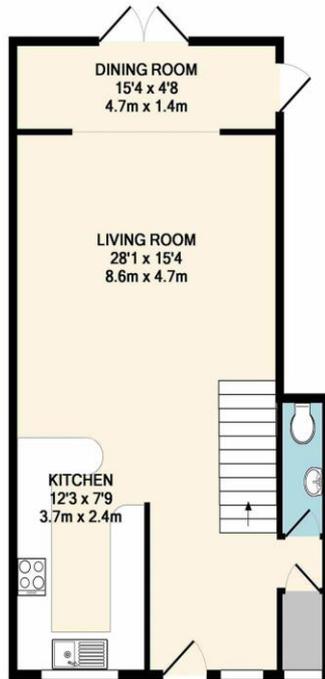
Two large double bedrooms

Quiet cul-de-sac

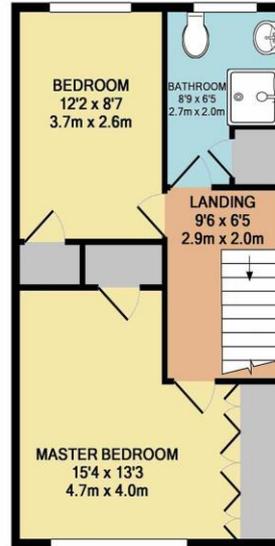
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GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



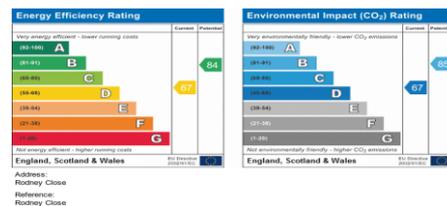
TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

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
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Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



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.