

# Blagdon Road, New Malden

## Monthly Rental Of £2,200

3 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



### Summary:

Ivy Gate are proud to offer to the market this impressive three bedroom family home. The property comprises; a bright and airy hallway, to the right it leads to the reception room which can be used as a cosy snug/lounge or a separate dining room. Continuing through on the ground floor the property has been extended to the back creating a stunning spacious, open-plan and stylish kitchen/diner with ample storage, island unit, integrated appliances and a large American style fridge freezer. This newly extended full width rear addition also offers a further reception room complete with bi-fold doors leading out to the private, low maintenance rear garden. Leading up the stairs to the first floor are two substantial double bedrooms and a contemporary and extremely spacious family bathroom. To the second floor there is the master bedroom with built in storage and fabulous en suite shower room.

**Three bedroom family home**

**Fantastic conditon**

**Stunning extension**

**Large family bathroom**

**Loft room with ensuite**

**Utility room**

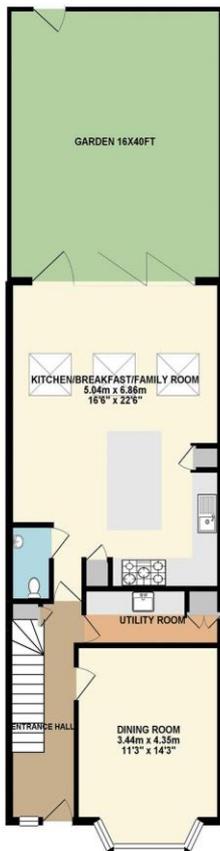
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GROUND FLOOR 59.47 sq. m.  
( 640.13 sq. ft. )



1ST FLOOR 43.04 sq. m.  
( 463.31 sq. ft. )



2ND FLOOR 29.44 sq. m.  
( 316.85 sq. ft. )



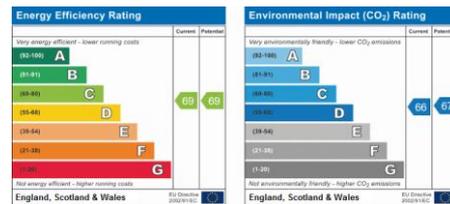
TOTAL FLOOR AREA : 131.95 sq. m. ( 1420.28 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix (2021)

Tenure:

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.