

The Mount, New Malden, KT3

£1,325,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; two reception rooms on the ground floor leading from an extremely welcoming entrance hallway. The hall also connects directly to a spacious and modern fitted kitchen with access to the study and the integral double garage. Further benefits of the ground floor also include built in storage, a WC and utility area giving access to the rear garden. The first floor of the property comprises; a very bright and warm landing area leading on to a spacious master bedroom with fitted wardrobes and a modern 3 piece ensuite bathroom, complete with multi-function shower. The second bedroom offers proportions equal to the master bedroom and again benefits from fitted wardrobes and a modern 3 piece ensuite bathroom, complete with multi-function shower. There are also two further double bedrooms both with fitted wardrobes and a family bathroom with a separate power shower cubicle and bath.

Double fronted Edwardian home

Four double bedrooms

Three reception rooms

Three bathrooms

140ft garden

Double garage

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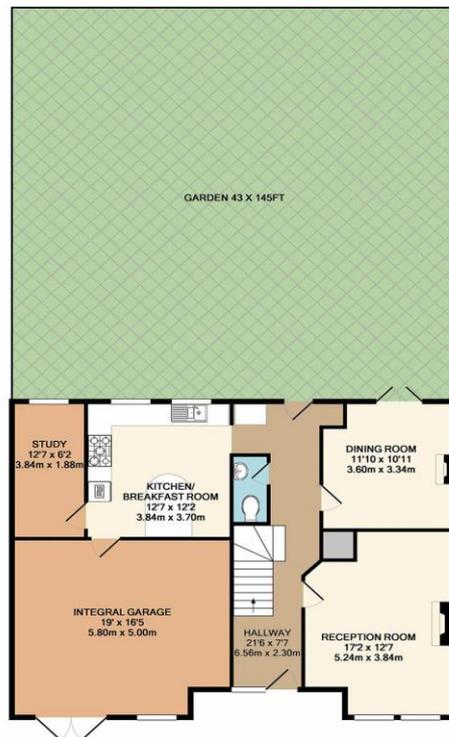
Four double bedrooms

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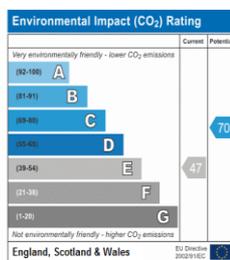
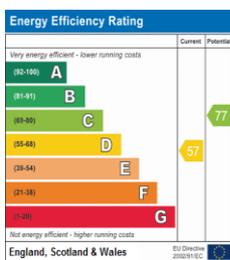
Three bathrooms

140ft garden

Double garage



TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 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 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 here have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metropix 55/18



Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: D

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.