

Sussex Road, New Malden, KT3

£975,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises: bright and welcoming entrance hallway; to the right of the hallway is the spacious dining area which boasts a beautiful feature fireplace and shutters to the bay windows; leading on is the fitted kitchen complete with white gloss wall and base units, granite work surfaces and fitted appliances including a wine cooler. To the rear of the kitchen you find the modern utility room and downstairs w/c. To the back of the house is an additional reception room French doors providing direct access to a beautiful South facing garden. The first floor comprises; three double bedrooms, one of which benefits from an ensuite shower room, and a modern family bathroom. The loft has been superbly converted to create the master bedroom, complete with built in storage and ample eaves storage. The top floor further boasts an additional shower room.

Period property

Two reception rooms

Four bedrooms

Three bathrooms

Off street parking

Short walk to New Malden train station

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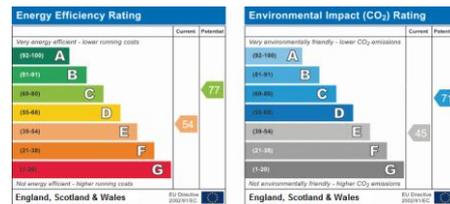
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Tenure: Freehold

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.