



Mount Pleasant Road, , New Malden, KT3 3JZ

- Four Bedroom Edwardian Semi
- Ground Floor Cloakroom
- Good Size Garden
- **GUIDE PRICE £750,000 - £850,000
- Located In a Sought After Location Close to Groves Area
- Modern Kitchen/Breakfast Room
- Set Over Three Floors

Guide Price £750,000



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DESCRIPTION

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A generously proportioned Edwardian family home, thoughtfully designed to offer a stylish yet practical blend of contemporary living. The property features a spacious kitchen–dining room alongside a comfortable front reception room and is ideally situated on the fringes of the highly sought-after Groves Area, conveniently located for excellent local schools, the high street, and the mainline station.

Set over three floors, the house offers flexible and well-balanced accommodation throughout. Upstairs, the home provides four well-proportioned bedrooms and two bathrooms, ideal for growing families. The top floor is a great and versatile room, either as a guest bedroom due to the ensuite shower room, or perfect for a young adult, and there is also an abundance of eaves storage.

The surrounding area boasts outstanding leisure and sporting facilities, including a leisure centre, golf courses, and clubs for cricket, tennis, football, and rugby, as well as a range of health clubs.

The property is within easy cycling distance of the expansive open spaces of Richmond Park and Wimbledon Common and falls within the catchment area for highly regarded primary and secondary state schools, grammar schools, as well as private and faith schools.

Locally, families benefit from a strong selection of well-regarded schools including The Hollyfield School, Coombe Girls' School, Coombe Boys' School, and Burlington Junior School, all of which contribute to the area's enduring popularity with families. For commuters, the property is conveniently positioned for New Malden railway station and Berrylands railway station, both providing regular and direct services into London Waterloo station. In addition, there are excellent local bus routes and easy access to the A3, offering swift connections to central London and the wider motorway network, making this an ideal home for both commuters and families alike.





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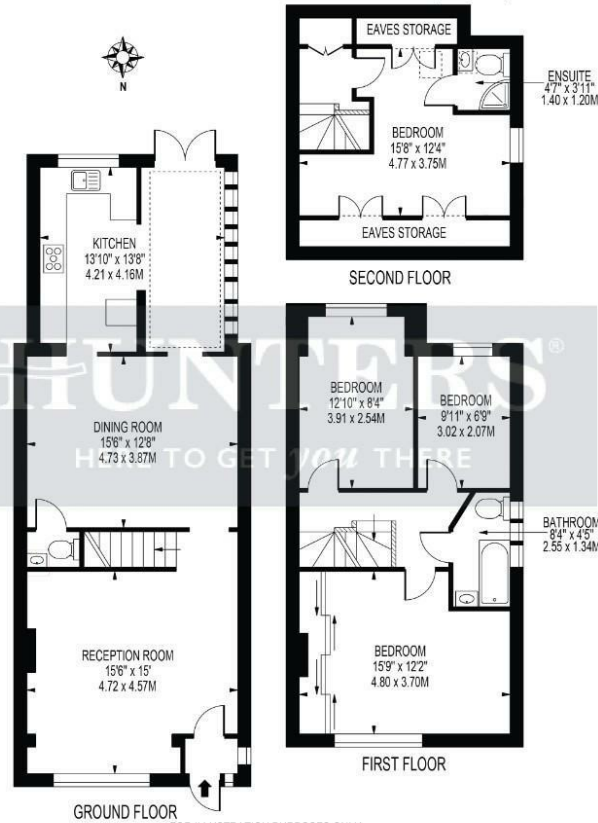


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MOUNT PLEASANT ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1411 SQ FT - 131.04 SQ M
 (INCLUDING EAVES STORAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 53 SQ FT - 4.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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