



Malden Road, New Malden

Asking Price £650,000



Tenure: Freehold

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Malden Road, New Malden

DESCRIPTION

Nestled on the charming Malden Road in Old Malden, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,099 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The third bedroom has been converted to a bathroom space that can easily be changed back to a bedroom. The well-appointed kitchen provides a functional space for culinary pursuits, while the two inviting bedrooms ensure a restful retreat at the end of the day.

With currently two bathrooms and a downstairs cloakroom, this home caters to the needs of modern living, providing ample facilities for family and guests alike. Built in the 1930s, the property retains a sense of character while offering the potential for personalisation to suit your taste.

One of the standout features of this residence is the generous parking space, accommodating up to five vehicles, which is a rare find in this area. This convenience is particularly appealing for families or those who enjoy hosting visitors.

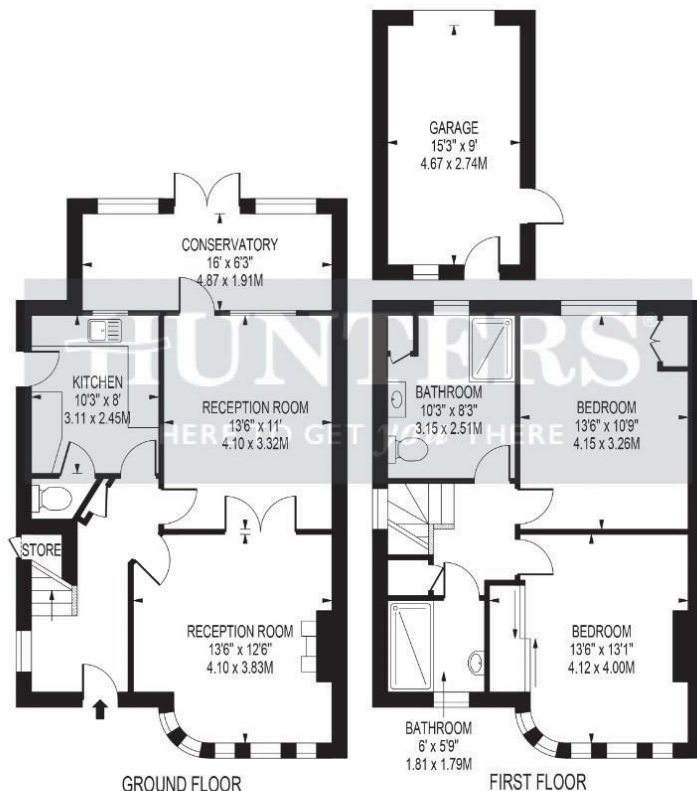
Located in the vibrant community of New Malden, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it an excellent choice for commuters.

In summary, this charming house on Malden Road presents an excellent opportunity for those seeking a comfortable family home in a desirable location. With its spacious layout, ample parking, and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



MALDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1099 SQ FT - 102.13 SQ M
(EXCLUDING GARAGE & STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 138 SQ FT - 12.80 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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Council Tax: E

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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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