

# HUNTERS®

HERE TO GET *you* THERE

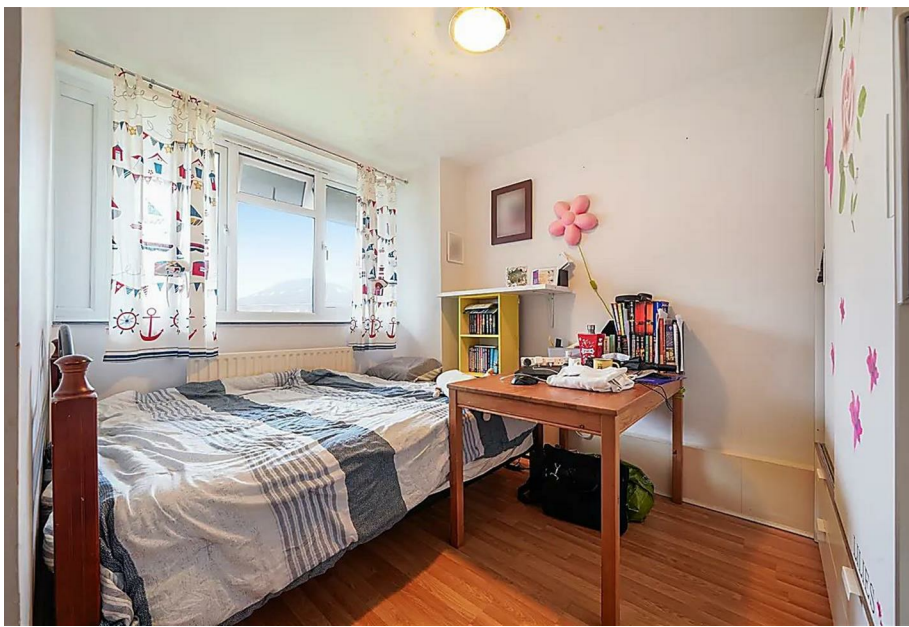


## Sheephouse Way

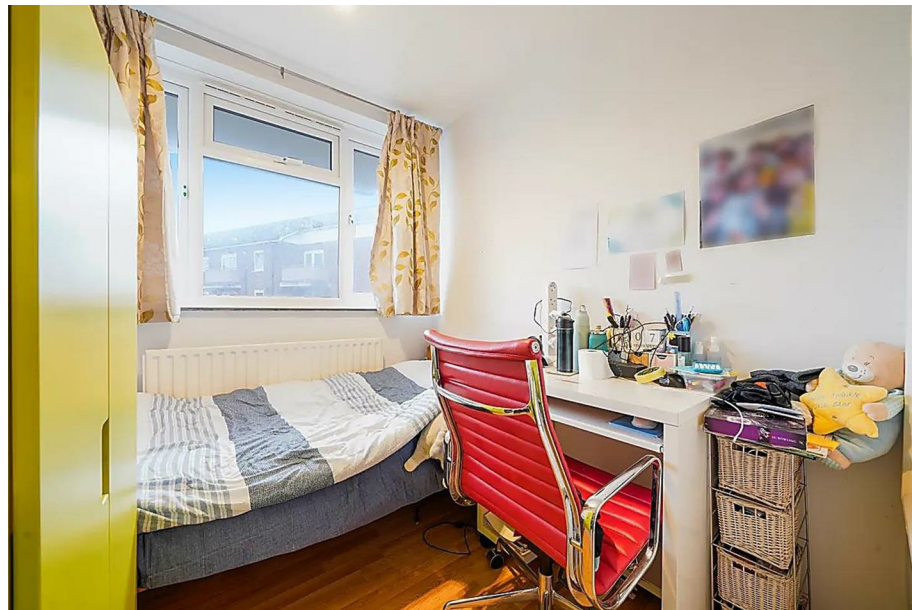
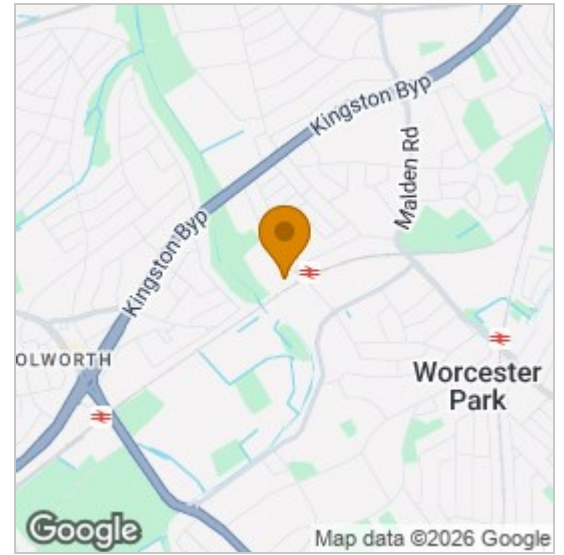
New Malden, KT3 5PW

Offers In The Region Of £350,000

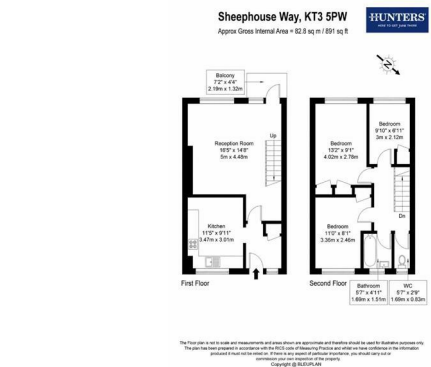




## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	76		



### SEEKING: A New Owner Who Appreciates Convenience, Space & Good Connections

Meet this charming three-bedroom flat, currently single and looking for a long-term commitment. Ideally positioned directly opposite Malden Manor Station, this well-connected character loves spontaneous trips into London and never keeps you waiting for the train.

Recently refreshed and looking better than ever, this attractive home enjoys a modern fitted kitchen with dining space for entertaining, three comfortable bedrooms, a family bathroom, and a separate W.C. because everyone deserves a little personal space.

A practical soul at heart, it offers gas central heating, double glazing, a generous storage shed, access to communal gardens, and resident parking without the drama of allocated spaces.



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 OR LETTING?** If you are thinking of selling or letting 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.

