



Woodfield Gardens, New Malden, KT3 6DY

A good-size traditional style, three bedroom, two reception room terrace house with driveway parking and a large private garden. The property would benefit from updating/refurbishment and extending subject to usual consents. Located within approx. a mile of New Malden and Motspur Park stations with New Malden high street within easy walking distance. The benefits include a front-facing sitting room with a square bay window and fireplace, interconnecting doors leading to a second reception room with a fireplace and a door leading to the garden. There is a separate fitted kitchen also with a door opening to the garden and a welcoming entrance hallway. On the first floor, two large double bedrooms and a good sized single bedroom. There is also a fitted bathroom. Gas central heating and double glazing. To the rear is a large private garden of approx. 56ft in length and driveway parking at the front. Sold with no onward chain. Council Tax Band D.

Guide Price £499,950 Freehold

EPC Rating: E

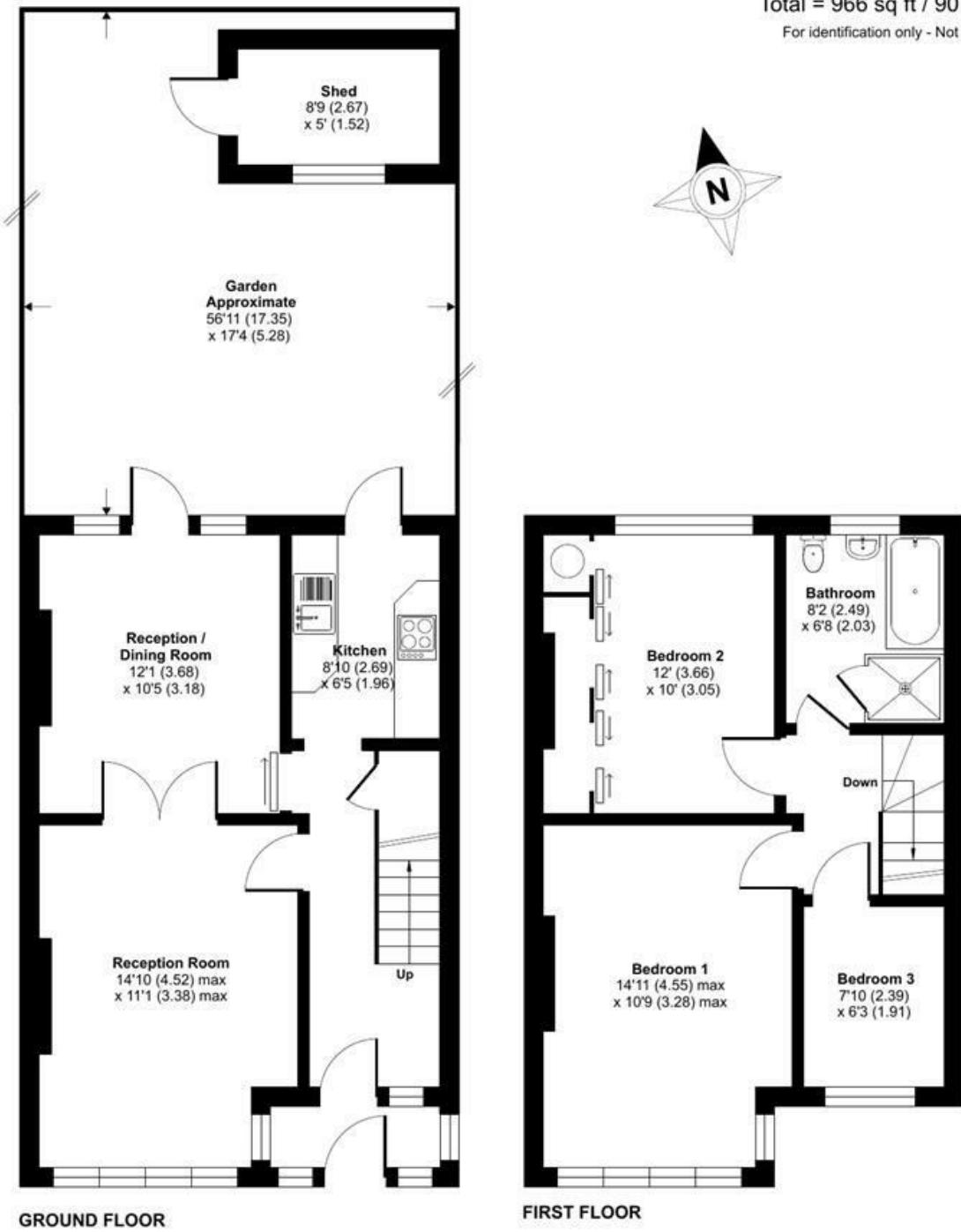
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Approximate Area = 922 sq ft / 86 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 966 sq ft / 90 sq m

For identification only - Not to scale

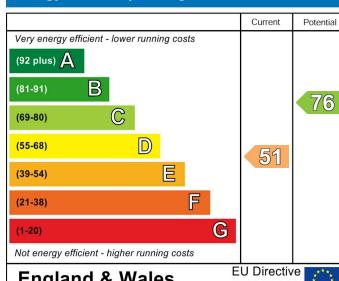


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Matthew James. REF: 886177

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

