

## Bodley Road New Malden, KT3 5QE

£1,200,000 Freehold



**This imposing 2,113 sqft, FOUR DOUBLE BEDROOM, TWO BATHROOM, 1930's detached house has a superb 79'ft x 48'ft rear garden and offers exceptional potential to finish and extend (s.t.p.p) to an incoming purchasers own desired tastes. There are two separate garages, two large separate reception rooms, a separate kitchen dining room, downstairs w.c, four good sized bedrooms and two bathrooms. Easy access to New Malden High Street and the A3 for routes in and out of London. Sold with no onward chain.**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton**



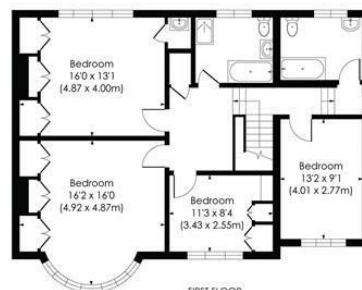


## BODLEY ROAD, KT3

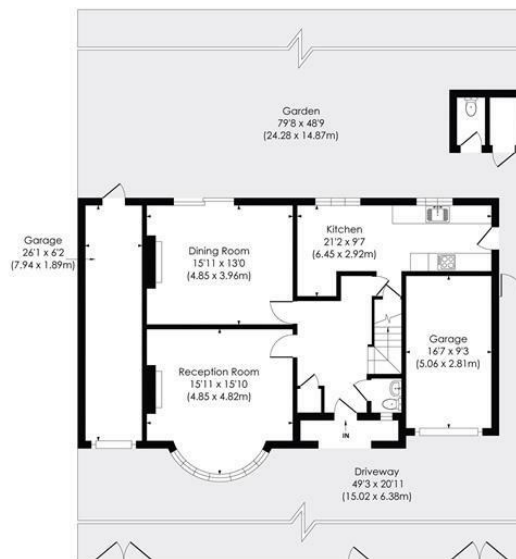
Approx. Gross Internal Floor Area

2113 Sq. ft/196.32 Sq. m (Including Garages & Outbuildings)

1720 Sq. ft/159.76 Sq. m (Excluding Garages & Outbuildings)



FIRST FLOOR

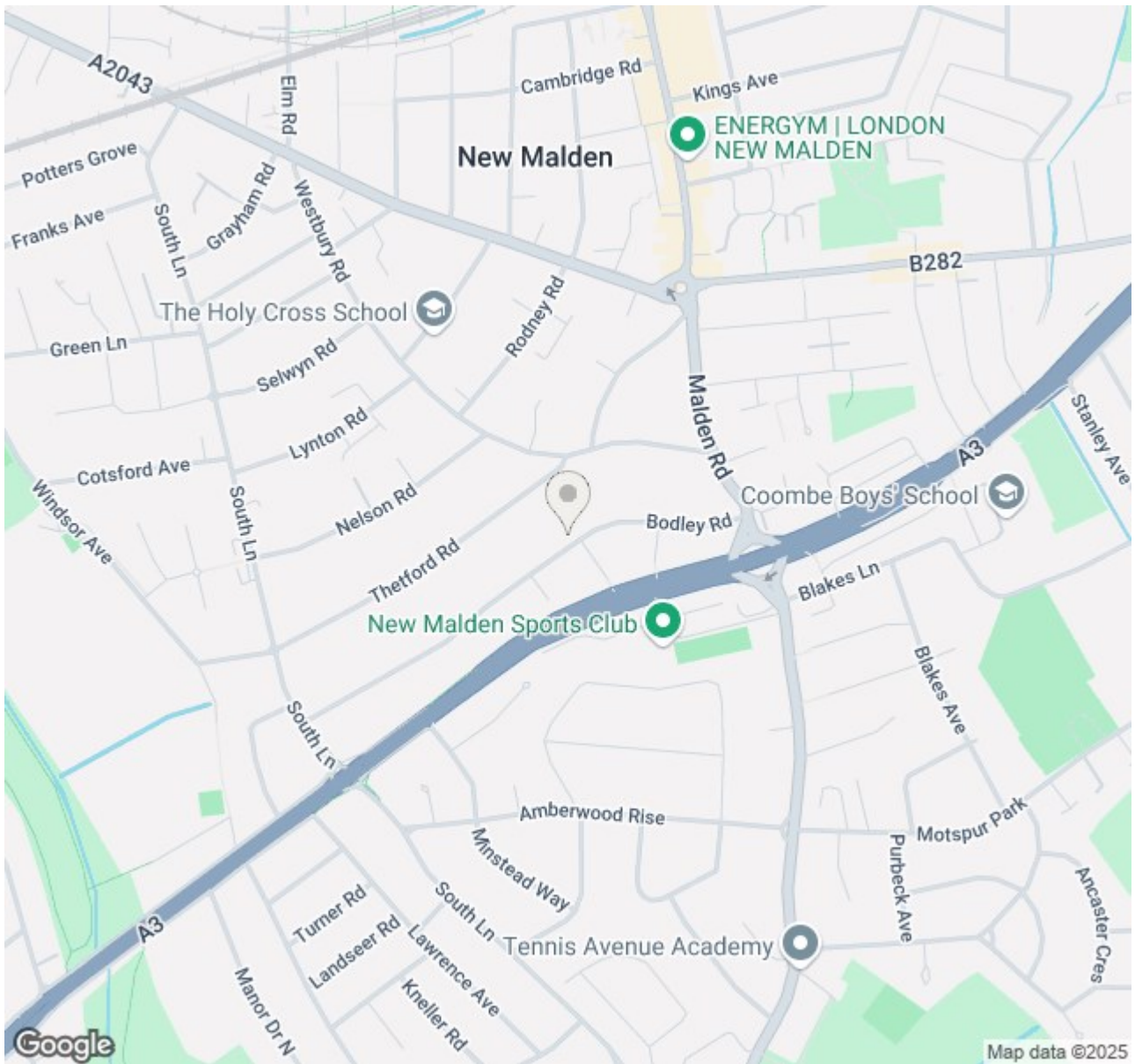


GROUND FLOOR


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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- 2,133 sqft -Four Double Bedroom - Two Bathroom
- Imposing 1930's Detached House
- Superb 75'ft x 48'ft Rear Garden
- Excellent Potential To Extend S.T.P.P
- Requires Modernisation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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