

WILLOW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1437 SQ FT- 133.5 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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**34 Willow Road,
New Malden, KT3 3RR**

Guide Price £810,000 Freehold

This is a well presented 4/5 bedroom, 4 bathroom and 2 kitchen end of terrace house on a corner plot, with flexible accommodation with potential to be an extremely comfortable family home or a great investment property with an excellent rental return.

- 4/5 bedroom end of terrace house
- 4 shower rooms - 2 en-suite
- 2 kitchen/breakfast rooms
- Garden
- EPC rating C
- Flexible accommodation
- 2 reception rooms
- Off-street parking for 2 cars
- Council Tax Band E

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Ideally located close to both New Malden and Kingston, local amenities are within short walking distance. It has easy access to bus routes and also within easy walking distance of Berryland Station and New Malden Station. It is in catchment area for great local schools.



Description

On the ground floor the house comprises: entrance hall; cloakroom; living room; dining room with patio doors to the garden; kitchen/breakfast room; a family shower room and a ground floor bedroom with en-suite shower room. On the first floor there are currently 3 bedrooms and 2 shower rooms (on en-suite) and another kitchen. There is also a loft. The property benefits from off-street parking for two cars and has a good sized garden where you can relax and entertain guests.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		76	
(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	

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



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.