



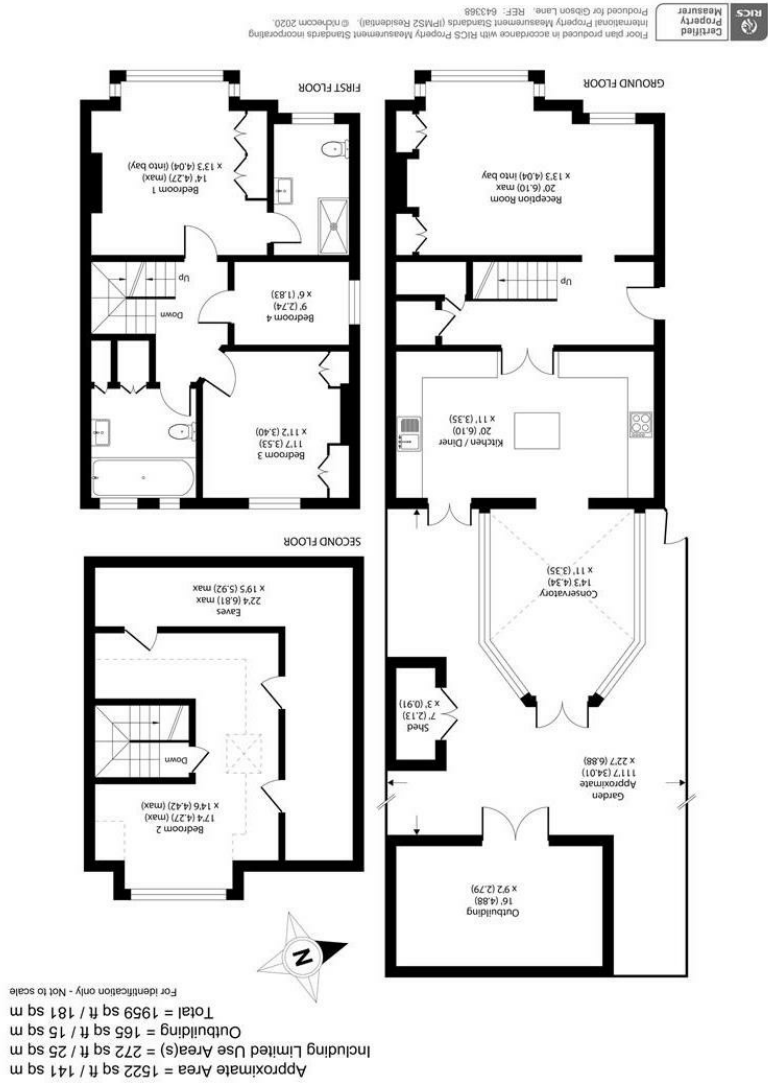


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 E 57	 D 59
 D 57	 D 59



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT12 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





277 Malden Road  
 New Malden KT3 6AH



**Malden Road**  
 New Malden KT3 6AH  
**Asking Price £700,000**

An impressive four bedroom semi detached family home located in this sought after location in New Malden.

**Description**

An impressive four bedroom semi detached family home situated on this sought after road in New Malden. The property has been sympathetically extended over the years with accommodation in excess of 1950 sq ft arranged over three floors. The ground floor comprises of a generous entrance hall with bright and airy front reception room with stunning fireplace. To the rear of the property there is a spacious open plan kitchen/diner leading onto a conservatory with patio doors leading onto an incredible 111 ft rear garden with large outbuilding at the back. To the upper floors there are four bedrooms , master with en suite shower and modern family bathroom. Externally there is the distinct advantage of off street parking to the front.

**Situation**

The property is located moments from Motspur train station giving direct access into Waterloo and the A3 which serves both London and the M25. New Malden high street offers an array of shops, restaurants and bars. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Christ Church, Corpus Christie, Coombe Hill, Rokeby, Coombe Girls and Holy Cross. The area has an extensive range of leisure facilities including golf courses, tennis clubs, cricket club, riding schools and private and public health clubs.

**Tenure:** Freehold  
**Local Authority:** New Malden

