



Summary:

Ivy Gate are proud to offer to the market this four bedroom Edwardian family home offering excellent living space and some additional potential to extend (STPP). The property comprises; a bright and airy hallway, to the left it leads to the reception room/dining room which provides fantastic living and entertainment space. Continuing through on the ground floor the property has been extended to the back creating a spacious and open kitchen which also has direct access to the garden. The ground floor also benefits from a WC. To the first floor there are two double bedrooms a family bathroom and also a third single bedroom. The loft has been turned into an additional bonus room with an ensuite but can still be further extended by adding a dormer and fully converted (STPP). The garden extends to approx. 50ft and is a perfect space for entertaining. Blagdon Road is conveniently located, being in close proximity to both New Malden High Street and neighbouring Kingston town centre. Just a short walk from the property lies Blagdon Park and Beverley Park. For the more adventurous outdoor enthusiast there are the vast expanses of Richmond Park and Wimbledon Common just a short drive away. For the commuter, New Malden station is a short walk away and offers a convenient route to Waterloo in only 25 minutes. The property is within the catchment area of some excellent schools that New Malden and the surrounding areas have to offer.

Terraced Family Home

Close to New Malden High Street

Three/Four Bedrooms

Modern Fitted Kitchen

Modern Fitted Bathroom/W.C

Private Rear Garden



Tenure: Freehold

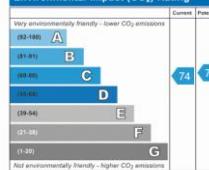
Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.