



Queens Road, KT3 6BX

Guide Price £550,000



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Seriously for sale..... buy to let investor or owner occupier

Parry and Drewett are pleased to offer this well presented 3-bedroom home ideal for family needing to be close to **Burlington school** and a short, level walk to stations, New Malden's bustling High Street and generous choice of Eateries.

Situated in a cul-de-sac surprisingly convenient for commuters approximately 15 minutes walk from New Malden, main line, station (zone 4 London Waterloo in 27 mins) and Motspur Park station (a similar short walk) brings the benefits of two stations offering access to four lines connecting to Waterloo and the upline stations.

With a local parade of shops at the end of the street, and with good bus service, Kingston is but minutes away.

The property benefits:

Double glazing Gas central heating (Modern Vaillant combi boiler)

Modern White bathroom

Satisfactory EICR

Off Street Parking and vehicular access to side/rear

Private rear garden

No Forward Chain

Numerous neighbours have set precedents, with their extensions and loft conversions, demonstrating the potential we feel having priced prudently we have priced to allow purchasers to take advantage of in time, but be comfortable whilst planning. If you're striving for a house that you can make your home don't miss the opportunity and contact the vendors sole agent to avoid disappointment

0208 949 0955

newmalden@parryanddrewett.com

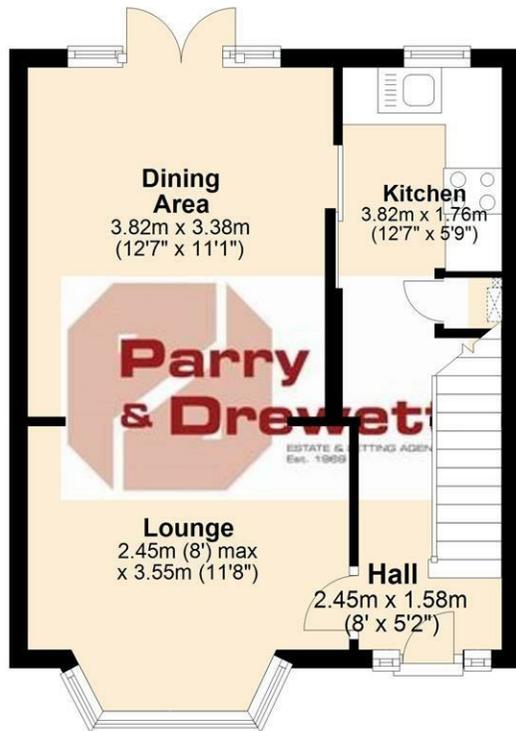
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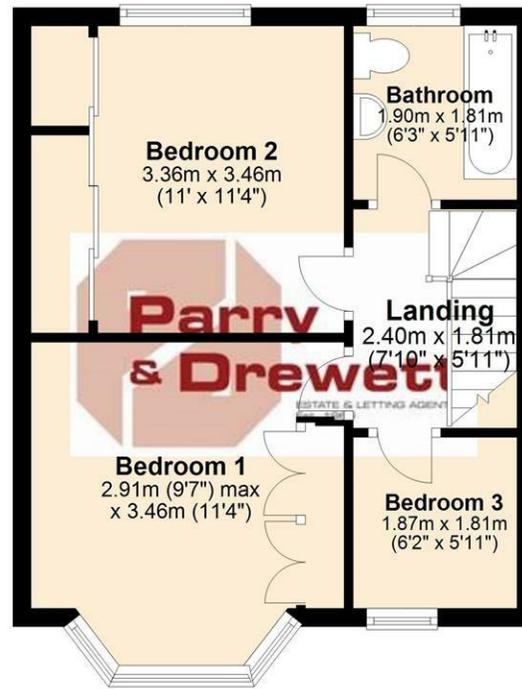
Ground Floor

Approx. 24.1 sq. metres (259.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact
Plan produced using PlanUp.

