

Westbury Road, New Malden, KT3

Monthly Rental Of £2,700 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this much loved three-bedroom semi-detached family home offering a wealth of charm, character and fantastic living space. The property comprises; front reception room with bay windows, rear reception room providing direct access to the rear garden, fully fitted kitchen with integrated appliances. To the first floor are two double bedrooms, one large single bedroom and a modern fitted bathroom with shower. Westbury Road is superbly located being in close proximity to both New Malden High Street and Kingston town centre. Kingston arguably offers some of the best shopping and leisure facilities outside of central London, with a host of restaurants, boutiques, cinema and theatre complexes.

Semi Detached House

Downstairs W/C

Garden

New Three Piece Bathroom

Close to New Malden Town Centre.

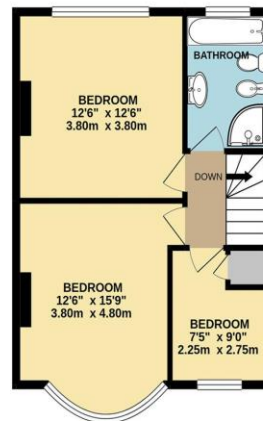
EPC: D Council Tax: E

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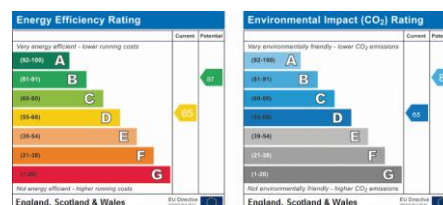
TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



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.