

## EGMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1401 SQ FT- 130.20 SQ M  
(EXCLUDING OUTBUILDING)  
OUTBUILDING : 251 SQ FT- 23.30 SQ M  
TOTAL AREA : 1652 SQ FT- 153.50 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Egmont Road, New Malden, KT3 4AT

£790,000 Freehold



95 High Street Wimbledon SW19  
020 8016 9700  
wvsales@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7  
020 7581 0154  
sksales@fullergilbert.co.uk

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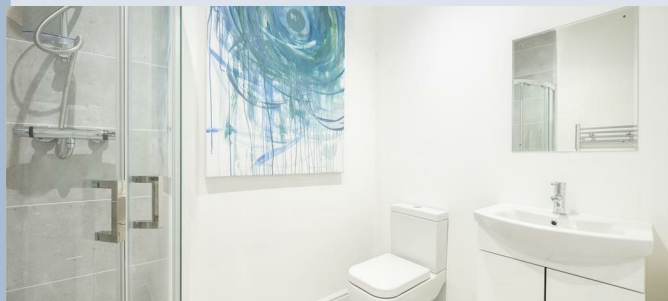
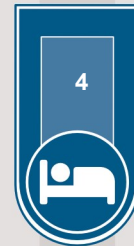
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THE LOCATION

Well located in an enviable location, this property enjoys proximity to New Malden High street, boasting shops, restaurants, cafes and the mainline train station for easy access into London. The presence of Schools like Burlington School enhance the appeal of this residence for families seeking great education.



THE PROPERTY

On the ground floor, this lovely house comprises: entrance hall; living room to the front of the house (could be used as a 4th bedroom); family room which is open plan to the extended kitchen/dining room; shower room and utility room. On the first floor there are 3 bedrooms and a shower room.

To the front of the house is off-street parking and to the rear is a paved patio garden with a separate studio, complete with shower room.

As an additional benefit, the house has planning consent for a loft conversion.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	