



Nelson Road, New Malden, KT3 5EB

**Cow & Co**  
LONDON





Guide Price: £950,000 - £1,150,000. A wonderful home which has been extended and updated to provide for family life as well as entertaining. The light and spacious entrance hall leads through to the open plan kitchen/dining/family room which spans the rear of the property. This contemporary space has doors leading out onto the raised patio seating area. To the front of the property is a bright and spacious reception room there is second reception room offering flexibility to be a bedroom, playroom or study. To the first floor are three bedrooms and a modern family bathroom. The extensive rear garden is a stunning feature of the property, stretching to approx 150ft.

Within local reach to fantastic schooling making the area popular with families, the A3 corridor and New Malden's bustling high street. New Malden Zone 4 train station is only approx 0.8 miles away with a frequent service to London Waterloo.





- Four bedroom semi detached house
- Large mature rear garden
- Modern and well equipped kitchen
- Off road parking for 3+ cars
- Open plan kitchen living area
- Two bathrooms
- Presented in good condition
- Utility room
- Garden shed

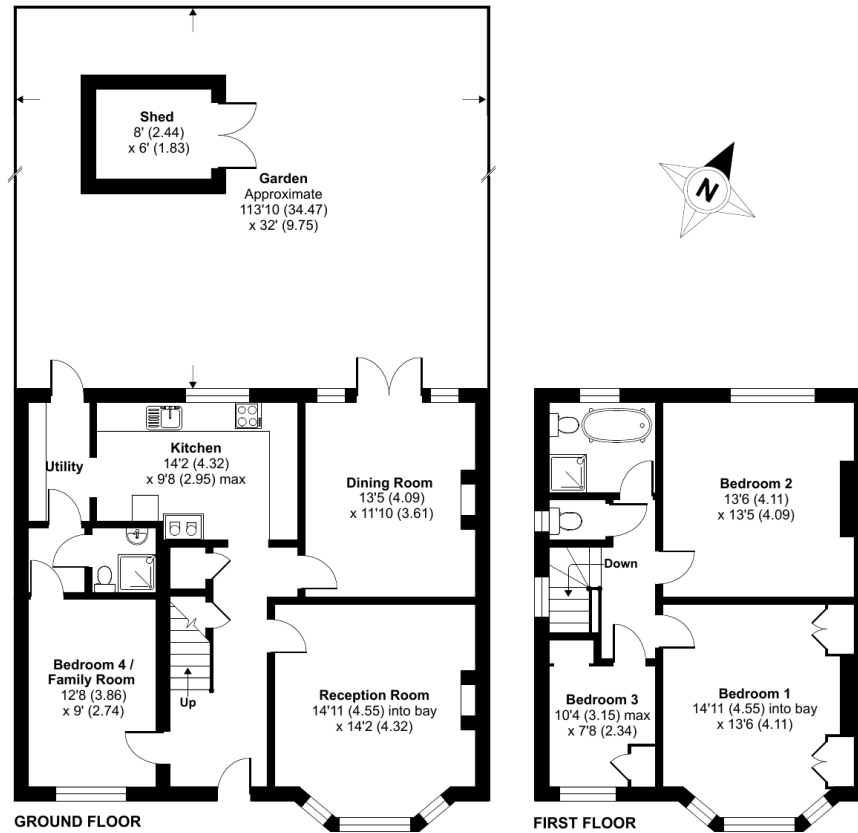
# Nelson Road, New Malden, KT3

Approximate Area = 1466 sq ft / 136.2 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cow & Co Properties Ltd. REF: 1145361

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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