



22 Ely Close

New Malden, KT3 4LG

ROBERT HOLMES  
— & COMPANY —

An exciting opportunity to put a stamp on your next home. A 3 bedroom, semi-detached home with a tandem garage and wide side access

Asking Price: £675,000

**Accommodation:**

- Semi-detached house
- Reception/dining room
- Kitchen
- Utility room
- 3 bedrooms
- 2 bath/shower rooms
- Off street parking
- South facing garden

**Local Borough:** Kingston Council

**Council Tax Band:** F

**EPC Rating:** D

**Nearest Station:** 0.7 miles by foot (New Malden, 24 minutes by train to Waterloo Station)

**Central London:** 10 miles (approx.)



**Property Description:** The property currently consists of a double reception/dining room leading from the front of the house to the rear garden through double doors, a fully fitted kitchen and utility room. The first floor offers three bedrooms, a spacious shower room and a family bathroom with a separate WC.

The south facing garden is filled with mature shrubs and fruit trees, a lawn and decked patio area. Whilst the front of the property has parking for 2-3 cars.

The house benefits from plenty of opportunity for renovation and extension to the rear and side of the property, incorporating the garage. While there may also be opportunity to carry out a loft conversion. Any planning works may be subject to planning permission.

**Location:** Ely Close is conveniently located for both New Malden High Street and Station (via a footpath on Cambridge Avenue) and Raynes Park High Street, along with easy access to the A3. The area has a wealth of recreational facilities, along with excellent schools.



