

## Amberwood Rise, New Malden. KT3.



A spacious, 3 bedroom family house with off street parking for 2 vehicles and south facing rear garden, located in popular residential road within easy reach of excellent amenities including schools (Coombe Boys being only a short walk), bus routes, New Malden High Street with its excellent transport links, many shops, restaurants, cafés and leisure centre plus British Rail Stations with direct line services into London (Waterloo) at Motspur Park and Malden Manor both within walking distance.

The property offers a fully enclosed porch, entrance hall, separate lounge and dining room with patio doors overlooking the rear garden, fully fitted kitchen with appliances. Upstairs there are 2 double bedrooms and a single bedroom plus a family bathroom with white suite. Other benefits include gas central heating, double glazed windows, wood laminate flooring or tiling in all rooms.

The front of the property has off street parking. The rear garden is southerly facing, with patio area leading to lawn plus a large useful workshop/store with water power and lighting.

Offered unfurnished and available from 10<sup>th</sup> June 2026.

**£2350.00 pcm**

**Viewing by appointment Tel: 020 8942 9575**



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## ACCOMMODATION INCLUDES

**Entrance Hall:** Spacious and light with UPVC front door, laminate wood flooring, under stairs storage cupboard and doors to:

**Lounge Dimensions:** 12'3 (3.73M) x 11' (3.35M)

Window to the front, wood laminate flooring, twin alcoves, radiator.

**Dining Area Dimensions:** 13' (3.96M) x 11'6 (3.51M)

Patio doors overlooking the rear garden, wood laminate flooring, twin alcoves, radiator.

**Fully Fitted Kitchen:** 11'10 (3.61M) x 6'5 (1.96 M)

Window to the rear elevation, fitted with a range of contemporary beech wall and base level units with granite effect work surfaces over, 1½ bowl stainless steel sink unit with chrome mixer tap, stainless steel integrated electric oven with 5 burner gas hob and stainless steel extractor hood over, upright fridge/freezer, vinyl flooring and door to the rear garden.

**Staircase to First Floor Landing:**

**Bedroom 1 Dimensions:** 12'8 (3.86M) x 11' (3.35M)

Window to the front, floor to ceiling fitted wardrobes, further built in overhead storage, wood laminate flooring, radiator.

**Bedroom 2 Dimensions:** 13'2 (4.01M) x 11'1 (3.38M)

Window to rear, wood laminate flooring, twin alcoves, radiator.

**Bedroom 3 Dimensions:** 8'5" (2.57M) x 6' (1.83M)

Window to the front, wood laminate flooring, radiator.

**Family Bathroom:** Window with modesty glass to the rear elevation, fitted white suite comprising panel enclosed bath with mains fed shower over, pedestal wash hand basin, low level W.C. chrome ladder heated towel rail, mirror fronted wall mounted cabinet, tiled flooring and fully tiled walls.

**To The Front:** Parking for at least 2 vehicles on driveway.

**Rear Garden:** 50' (15.24 M) Approx.

Patio area, mature shrubs and trees, mainly laid to lawn, outside tap plus a large useful workshop/store with water power and lighting.

**Council Tax:** E (Royal Borough of Kingston upon Thames)

**EPC Rating:** E

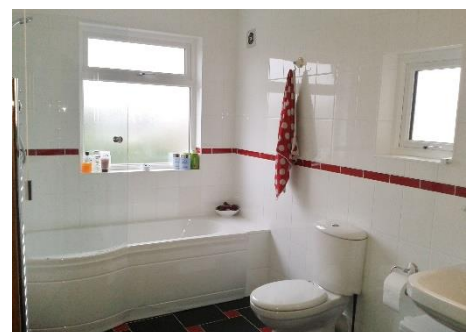
**Let Bond:** £2711.00 (We are a member of Tenancy Deposit Custodial Scheme and Safeagent Scheme)

**Deposit to Reserve the Property:** £542.00 (1 weeks rent)

**Fees During the term of the tenancy if applicable:**

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants request £300.00. Replacing lost keys or security devices by tenants (To be advised depending on number and cost of replacement). Late payment of rent default fee.

**Agents Note:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.



Floor Plan 31 Amberwood Rise, New Malden. KT3 5JP



FOR ILLUSTRATION PURPOSES ONLY

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.