

Stafford Road, New Malden. KT3



Available from 4th December 2025. A spacious and nicely presented 3 bedroom family house located in a cul de sac, close to local shops and supermarket, Norbiton BR Station, Kingston Hospital and excellent transport links into Kingston Town Centre and New Malden High Street and within the Coombe Girls School catchment area.

The property offers an entrance hall, 2 reception rooms with laminate wood flooring, fitted kitchen with appliances, ground floor cloakroom. Upstairs are 2 large double bedrooms both with fitted wardrobes and a larger than average single bedroom also with laminate wood flooring, family bathroom with electric shower over the bath. Gas central heating and double glazing.

The front of the property is laid to lawn with off street parking for 2 vehicles. Rear garden is mainly paved for easy maintenance.

Offered unfurnished.

£2250 pcm

Viewing by appointment Tel: 020 8942 9575



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ACCOMMODATION INCLUDES

Entrance Hall: Staircase to 1st floor landing, under stairs storage area, doors to all rooms:

Lounge Dimensions: 12'6" (3.81 M) x 9'11" (3.02 M) into alcoves

Dining Room Dimensions: 13'5" (4.09 M) x 12'5" (4.09 M) into alcoves

Kitchen Dimensions: 10' (3.05 M) x 7'6" (2.29 M)

Range of matching high and low level units with chrome door handles, laminate work surfaces over, single drainer stainless steel sink with chrome mixer tap, freestanding gas oven, washing machine and fridge/freezer. Ceramic tiled flooring and door to rear garden.

Ground Floor W.C. Fitted with a white suite comprising low level W.C and wall mounted hand basin. Window with modesty glass to the side.

Stairs to First Floor Landing

Bedroom 1 Dimensions: 13'5" (4.09 M) x 11'6" (3.35 M) including fitted wardrobes

Bedroom 2 Dimensions: 10'5" (3.18 M) x 9'10" (2.74 M) excluding fitted wardrobes.

Bedroom 3 Dimensions: 10'11" (3.33 M) x 8' (2.44 M)

Bathroom: Fitted with a white suite comprising panel enclosed bath with electric shower over, shower screen, hand basin set into vanity unit with storage and low level W.C, fully tiled walls and tiled flooring.

OUTSIDE

To The Front Of The Property: A lawned area, pathway and off street parking for 2 vehicles.

Rear Garden Dimensions: Mainly laid with patio so easily maintained, some mature shrubs and trees.

Council Tax: D (Royal Borough of Kingston upon Thames)

EPC Rating: D

Security Deposit: £2596.00

Deposit to Reserve the Property: £519.00 (1 Weeks rent)
(Safe Agent Accreditation Number: A2052)

Fees During the term of the tenancy if applicable:

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants requests £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.

