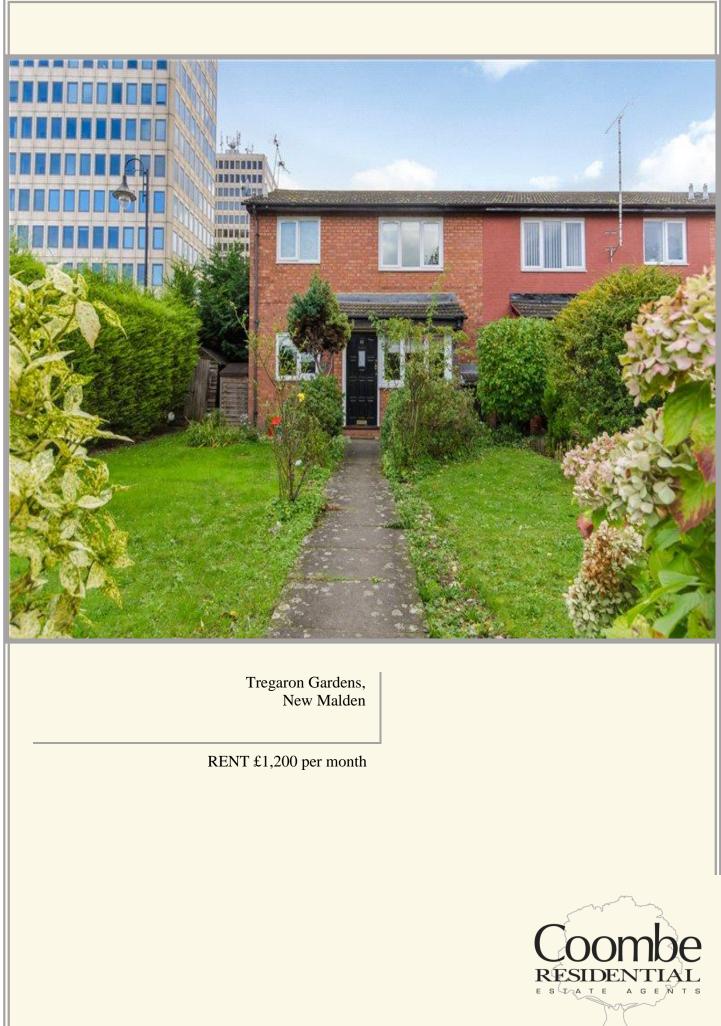
1 (4 -		Current	Potentia
Very energy efficier (92+) A	nt - Iower I	unning c	0515			
(81-91)	3					88
(69-80)	C					
(55-68)]	D			59	
(39-54)		E	r			
(21-38)			F			
(1-20)			(G		



COOMBERESIDENTIAL.COM 259 COOMBE LANE WIMBLEDON LONDON SW20 ORH



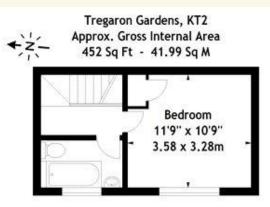




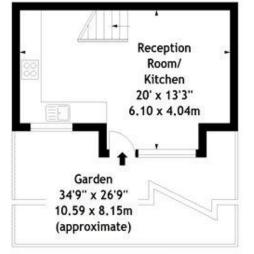








First Floor



Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. © Datography Ltd 2013 Photographs * Floorplans * Virtual Tours Tel: 0845 643 4401 www.datography.com Tregaron Gardens, New Malden, KT3 3AF

We are delighted to offer this one bedroom house in great condition and within 200 yards of New Malden train station and shops. Will be freshly decorated throughout. With the benefit of a good sized front garden and resident parking, this house must be seen!

THE PROPERTY

ACCOMMODATION COMPRISES:

OPEN PLAN KITCHEN/DINING/LIVING ROOM | UPSTAIRS TO DOUBLE BEDROOM WITH WARDROBES | WHITE BATHROOM WITH SHOWER OVER.

AMENITIES INCLUDE:

ELECTRIC HEATING | DOUBLE GLAZING | GOOD SIZED FRONT GARDEN | RESIDENT PARKING | TWO SHEDS FOR STORAGE.

This property belongs to an employee of Coombe Residential.

UNFURNISHED

AVAILABLE IMMEDIATELY

RENT £1,200 per month

NOTE No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors Sole Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.