


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Tregaron Gardens,  
New Malden

RENT £1,200 per month



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COOMBERESIDENTIAL.COM  
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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.  
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Photographs \* Floorplans \* Virtual Tours  
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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.