Beresford Road, New Malden. KT3













A beautifully presented and deceptively spacious two double bedroom Edwardian terraced house perfectly blends period charm with contemporary living. Located on a peaceful residential cul de sac, the property sits just a short stroll from local shops and excellent transport links.

The property has recently been redecorated throughout in neutral tones and includes entrance hall, large through reception room with period fireplace and wood flooring, contemporary fully fitted kitchen with appliances (including dishwasher), with door leading to the rear garden.

Upstairs there are two double bedrooms with new carpets (one with fitted wardrobes) and a newly refurbished bathroom with 3 piece suite including a vanity unit and mains fed shower over the bath. Gas central heating and double glazing.

Rear garden approx. 40ft with patio area leading to lawn and garden shed. On-road permit parking available via the Royal Borough of Kingston upon Thames.

Offered unfurnished and immediately available.

£1900 pcm

Viewing by appointment Tel: 020 8942 9575

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ACCOMMODATION INCLUDES











Entrance: Storm canopy, part glazed hardwood front door, leading to:

Entrance Hall: Staircase leading to first floor landing, wood flooring, radiator, door to:

Reception/Dining Room Dimensions: 24'3 (7.39 M) x 11'8 (3.56 M)
Bay window to the front and further window to the rear making this room very light, neutrally decorated, wood flooring, period fireplace with surround and mantle, large under stairs storage cupboard, alcoves with shelving and further storage cupboard, TV aerial, internet point, 2 x ceiling lights and 2 x radiators, door to:

Kitchen Dimensions: 9'6 (2.90 M) x 9'3 (2.82 M)
Window to the side and rear, spacious and light with a fitted kitchen offering a range of high and low level white units with 'butchers block' style work surfaces over, single drainer stainless steel sink unit with matching mixer tap, built in electric oven with gas hob and extractor hood over, dishwasher, fridge/freezer, washing machine, part tiled walls, ceramic tiled flooring and door to rear garden.

Staircase to First Floor Landing: Large floor to ceiling storage cupboard and doors to:

Bedroom 1 Dimensions: 12'8 (3.86 M) x 10'10 (3.30 M) excluding alcoves.
Light and spacious with twin windows to the front, newly carpeted, radiator and power points.

Bedroom 2 Dimensions: 11'2 (3.35 M) x 9'3 (2.82 M) excluding fitted wardrobe
Window to the rear, floor to ceiling built in cupboard, newly carpeted, radiator and power points

Bathroom Dimensions: 9'4 (2.74 M) x 6'11 (1.83 M)
Very spacious. Window with modesty glass to the rear, just refurbished with a new suite comprising panel enclosed bath with mains fed shower over, shower screen with chrome fittings, low level W.C. wash hand basin set into vanity unity with mirror over, chrome heated towel rail, large cupboard and vinyl flooring.

OUTSIDE
To The Front: Fully enclosed with blocked paving, and shrubs.

Rear Garden Dimensions: 40ft. (12.19 M) approx.
Secluded. Patio area immediately adjacent to the rear of the property leading to a lawn, borders of mature shrubs storage shed and outside tap.

Parking: On-road permit parking available via the Royal Borough of Kingston upon Thames plus a small amount of free 2 hour bays for visitors. Permits start at £123.10 for a standard 12-month first household permit

Let Bond: £2192.00
Deposit to Reserve the Property: £438.00 (1 Weeks rent)
Council Tax: D Kingston upon Thames £2649.50 2026 to2027
EPC Rating: D

Fees During the term of the tenancy if applicable:
Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants £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.







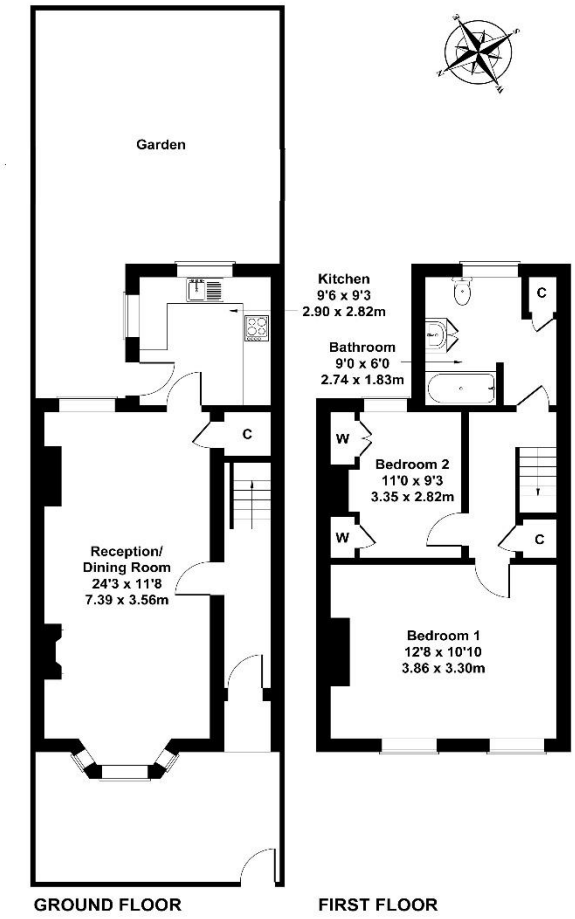




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8 Beresford Road, New Malden KT3 3RQ

Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2026
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