



## New Malden

Price £990,000 (Freehold)

Edwardian style and splendour, a modern interior, high ceilings and a cracking location are just some of the many fine features that will be found in this beautiful 4 bedroom family home, with a stunning and private westerly-facing garden, all within walking distance of New Malden High Street and station.

EPC Rating E



It is rare to find a home that is as uncompromisingly beautiful as this Edwardian period house. Ticking all the boxes in what will unquestionably be a great house to own for the years ahead.

All will be revealed as the front door opens into the very spacious reception hall with original coving and stripped floorboards. The drawing room at the front has the original marble fireplace and hearth with a solid fuel burner and very attractive ceiling mouldings, complementing such a grand room. The dining room, which is at the rear of the property, has stripped floorboards, a feature fireplace and double casement doors opening into a lovely conservatory, which makes the most of the fabulous aspect over the landscaped gardens.

Returning to the hallway, there is a modern kitchen/breakfast room with stripped floorboards, fitted base and eye-level cabinets, wooden work surfaces and a Rayburn gas fired range cooker. There is also a separate utility room, with a return door to the dining room. Off the reception hall there is a wet-room/guest cloakroom.

There is a low-rise staircase to the spacious first floor landing, from where one will find 4 bedrooms, the largest being at the front with a very attractive bay window. There is a modern en-suite shower room to the bedroom, currently used as the main and then a family bathroom with a modern white suite. All the bedrooms and the

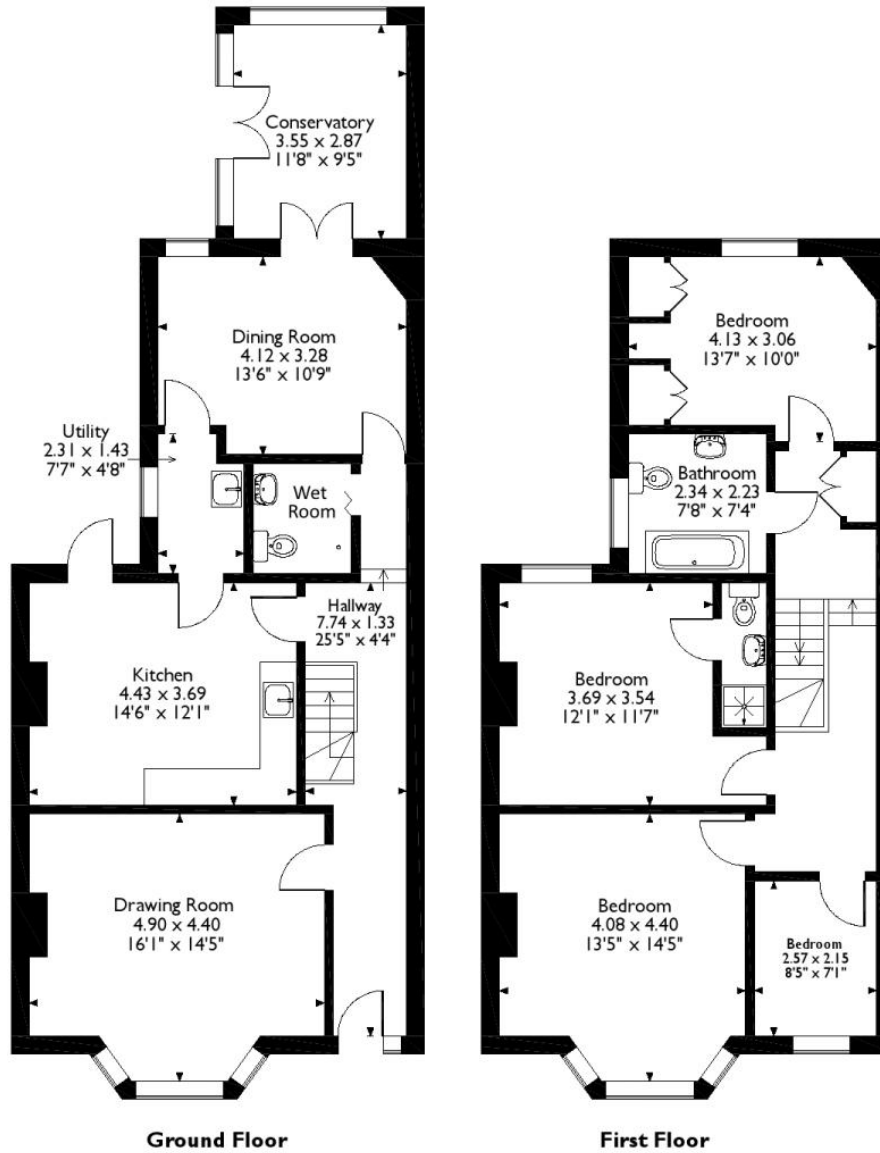
landing have stripped floorboards.

Such a terrific home must be viewed to be fully appreciated.

- Halls-adjointing family home
- 4 bedrooms, main with en-suite shower room
- Separate dining room and drawing room
- Modern kitchen/breakfast room
- Beautiful 50ft south-facing rear garden
- Close to High Street and station

# Floorplan

## Approximate Gross Internal Area 155 Sq M/1667 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

The property is within just a couple of minutes of excellent rail services from New Malden station (Zone 4), with a journey time of approximately 22 minutes to Waterloo. New Malden High Street and Waitrose are just around the corner, with the High Street offering an excellent selection of local shops, supermarkets, caf  s and restaurants. There is also Tudor Williams, New Malden   s own department store. In the general area there are also many schools for children of all ages and numerous sporting facilities.



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