



Christchurch Area

Price £824,950 (Freehold)

Built in the 1920s, a genuine 4 bedroom semi-detached family home in an elevated position within the Christchurch area of New Malden, having lots of future potential, subject to planning, and being within easy reach of both New Malden station and the High Street.

EPC Rating E



This is a great opportunity to buy an attractive 4 bedroom period house, built between the two World Wars and having large rooms and plenty of scope to make even bigger, if so desired.

The enclosed entrance porch opens into a large entrance hall, at the end of which there is a cloaks cupboard. There is a through lounge/dining room of great proportions, having double glazed sliding doors onto patio and garden. There is also a large kitchen/breakfast room, which requires updating but has direct access to the side terrace and overlooks the rear garden.

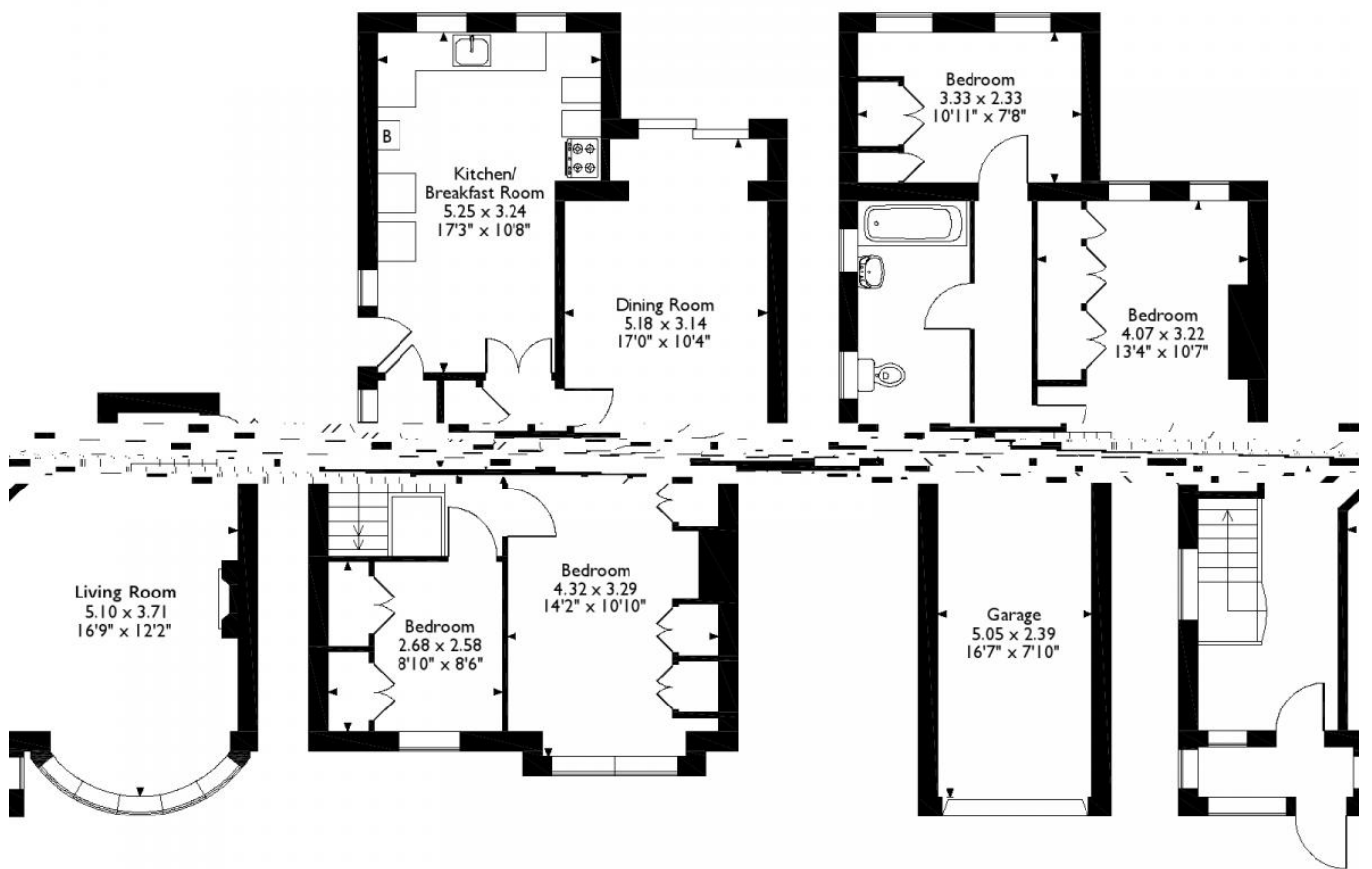
Upstairs there are 4 extremely well proportioned bedrooms, all of which have fitted wardrobes and there is also a large family bathroom with a coloured suite.

Structural Engineers report available.

- 4 bedroom semi-detached family home
- Through lounge/dining room
- Large kitchen/breakfast room
- Approx. 50ft rear garden with outside storage
- Off-street parking and detached garage
- Lots of future potential, stp

Floorplan

Approximate Gross Internal Area
 Main House=124 Sq M/1340 Sq Ft
 Garage=13 Sq M/142 Sq Ft



Second Floor

Dimensions and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

First Floor

Ground Floor

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

Directions

The property is within a group of roads known locally as the Christchurch Area and is within just a short walk of New Malden station, where there are excellent commuter services to Waterloo (Zone 4). Beyond the station is the High Street with a fine selection of local shops, businesses, Waitrose supermarket and Tudor Williams independent department store. There are also many schools in the area for children of all ages and several sporting facilities.



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