



Linkside, New Malden

KT3



*Beyond your expectations*

# A beautifully presented five bedroom family house.

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Five Bedrooms | Kitchen/Family Room | Reception Room | Study | Two Cloakrooms | Three Bathrooms | Storage Area | Garden | Driveway

**Guide Price £1,595,000 Freehold**

## Description

A beautifully presented five bedroom house located in a residential cul-de-sac, backing onto Malden Wanderers Cricket and Tennis Club. Completely transformed by the current owners, the property offers amazing family living space, thoughtfully planned throughout.

At the front of the ground floor is a lovely reception room with feature fireplace. On the opposite side of the property is a study with en-suite cloakroom, which could be used as a sixth bedroom. Further up the hallway is another cloakroom; garden views are provided through the glass double doors which open onto the kitchen/dining/family room. This fantastic room, with underfloor heating, has wide sliding doors that take full advantage of the far-reaching views. A large skylight adds to the spacious feel, and like the sliding doors, spans the width of the room, ensuring plenty of natural light. At the back of the room is a door to the side of the property and, behind double doors, is a useful utility area. The sliding doors lead out onto a patio with wide steps down into the 107ft garden. Accessed externally, the storage room provides secure space for bikes and equipment. Upstairs on the first floor is a family bathroom and four bedrooms. The master has built-in wardrobes, double windows overlooking the garden and an en suite. The second floor comprises a further shower room and large bedroom, which is currently being used as a study. This room has a striking vaulted window giving picturesque views across the neighbourhood and cricket grounds. At the front of the property is a driveway with plenty of off-street parking and side access to the

garden.

The house is designed for the future: 62 Gigabit Ethernet points provide high speed data, voice and video throughout; the property is wired for sound with integrated speakers; hot water is provided by a large bank of solar panels and the multi-zone heating system can be controlled by smartphones or conveniently positioned wall controllers.

## Location

The property is conveniently located for access to New Malden high street and is mid-way between Kingston and Wimbledon town centres. The property is under half a mile from New Malden station.

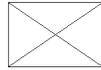


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# LINKSIDE



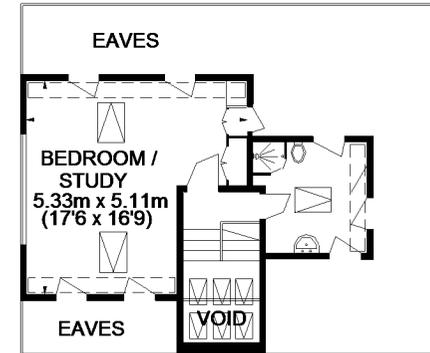
= REDUCED HEADROOM BELOW 1.5M / 5'0



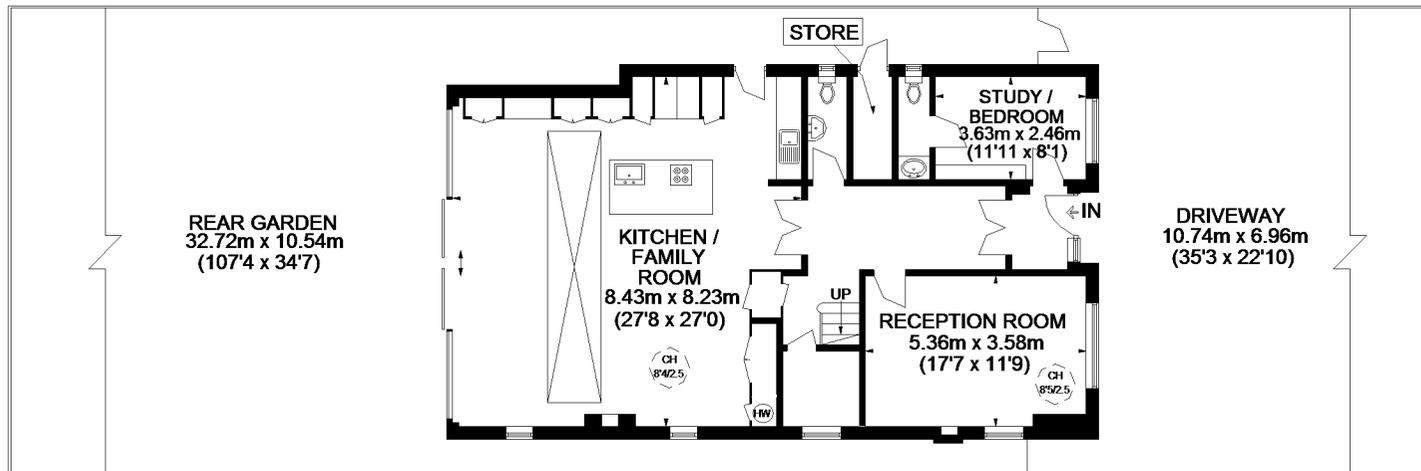
= SKYLIGHT / ROOF WINDOW



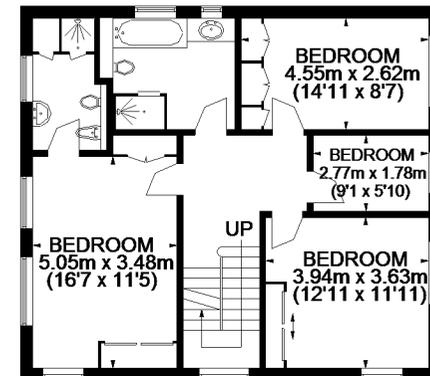
= CEILING HEIGHT



**SECOND FLOOR**

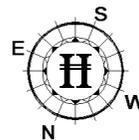


**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM /  
EAVES / VOID / INCLUDING STORE)  
GROUND FLOOR = 1349 SQ. FT. (125.3 SQ. M.)  
FIRST FLOOR = 863 SQ. FT. (80.2 SQ. M.)  
SECOND FLOOR = 341 SQ. FT. (31.7 SQ. M.)  
REDUCED HEADROOM  
43 SQ. FT. (4 SQ. M.)  
TOTAL = 2596 SQ. FT. (241.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID321630)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

