



Thetford Road, New Malden
KT3



Beyond your expectations

A detached six bedroom refurbished and extensively extended home.

Hamptons International

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Six Bedrooms | Kitchen/Reception/Dining Room | Utility Room | Reception Room | Study | Cloakroom
| Five Bathrooms | Garden | Summer House | Garage | Driveway

Asking Price £1,650,000 Freehold

Description

A well presented extensively extended and completely refurbished six bedroom family home located on a premier road in New Malden. The grand entrance hall comprises a useful downstairs cloakroom, utility area with access through into the garage and a storage room to the front which could be used as a study.

Also accessed from the hallway is the first bedroom which could be perfect as a guest bedroom, an annexe for older family member or au pair, or alternatively it could also be used as a home gym. At the back of the property is a reception room which is currently set up as a cinema room, through which is access to a study with access onto the rear garden. At the back of the property is a stunning open plan kitchen/living/dining room with plenty of built in storage space and bi-folding doors taking full advantage of the views into the 124 ft. rear garden. The garden also has a lovely summer house situated at the back which also has the benefit of electricity.

The first floor comprises a contemporary family bathroom with walk in shower with giant rainfall shower head and large free standing bath, four bedrooms, two of which are en suite, and a stunning master suite with vaulted ceiling, sky lights, plenty of built in storage and an impressive en suite shower room with his and hers sinks and walk in double shower.

At the front of the property is a large driveway providing plenty of off-street parking and side access to the garden.

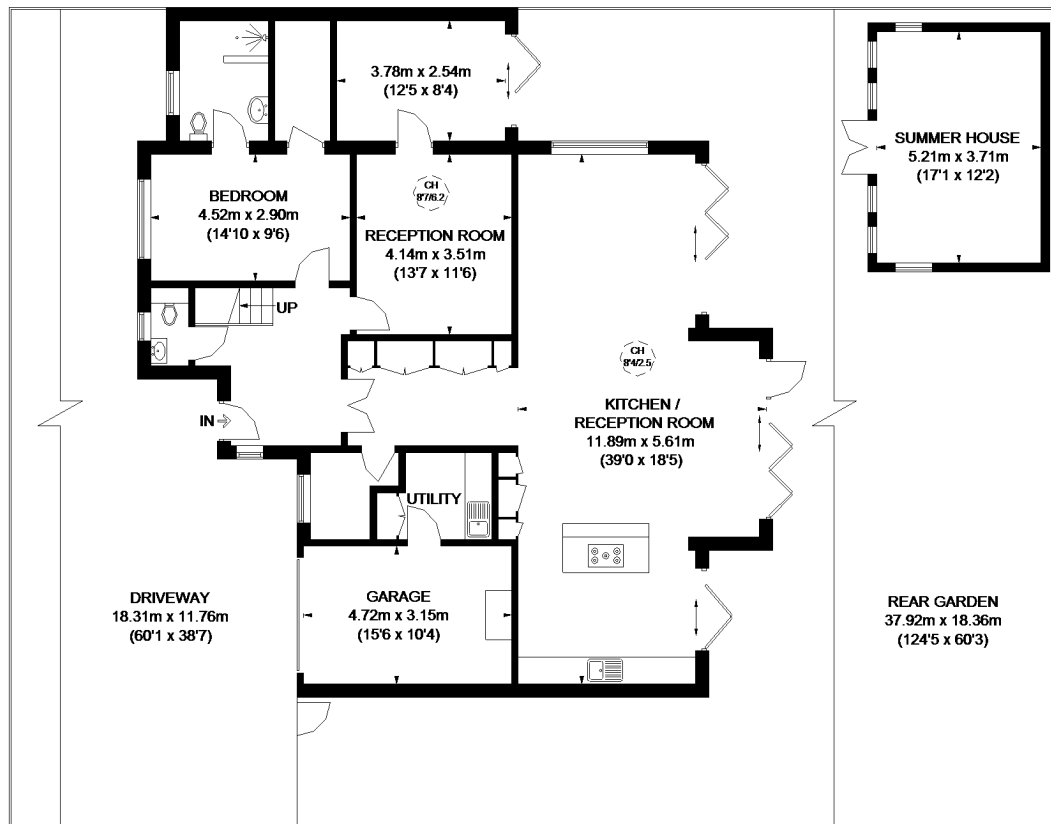
Location

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 only a mile from New Malden station (London travel zone 5) making this an ideal location for commuters.



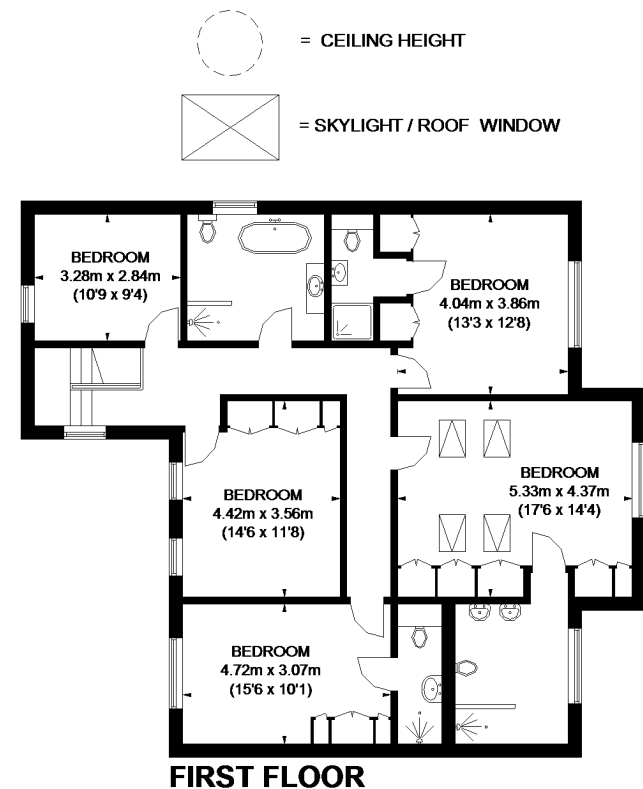
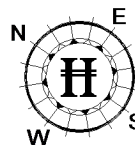
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

THETFORD ROAD



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1663 SQ. FT. (154.5 SQ. M.)
 FIRST FLOOR = 1354 SQ. FT. (125.8 SQ. M.)
 SUMMER HOUSE = 207 SQ. FT. (19.2 SQ. M.)
 TOTAL = 3224 SQ. FT. (299.5 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 (ID332764)

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.

