



Dukes Avenue, New Malden, KT3

HUNTERS[®]
EXCLUSIVE



Dukes Avenue, New Malden, KT3

A modern four bedroom detached family home situated on a quiet residential road close to local amenities and excellent transport links. The property benefits from two large reception rooms and a large modern open plan kitchen diner. The property benefits from generous living space spread over four floors. The first floor also presents a decked balcony overlooking the private garden below. The property also benefits from three bathrooms. Viewings are highly recommended.

New Malden Station 0.2 Miles

Motspur Park Station 0.8 Miles

Burlington Infant and Nursery School 0.4 Miles

Burlington Junior School 0.4 Miles

HUNTERS
HERE TO GET *you* THERE

MASTER BEDROOM

7.49m (24' 7") x 3.86m (12' 8")

BEDROOM

3.17m (10' 5") x 2.16m (7' 1")

BEDROOM

4.78m (15' 8") x 2.69m (8' 10")

BEDROOM

5.31m (17' 5") x 2.87m (9' 5")

RECEPTION ROOM

5m (16' 5") x 4.93m (16' 2")

RECEPTION ROOM

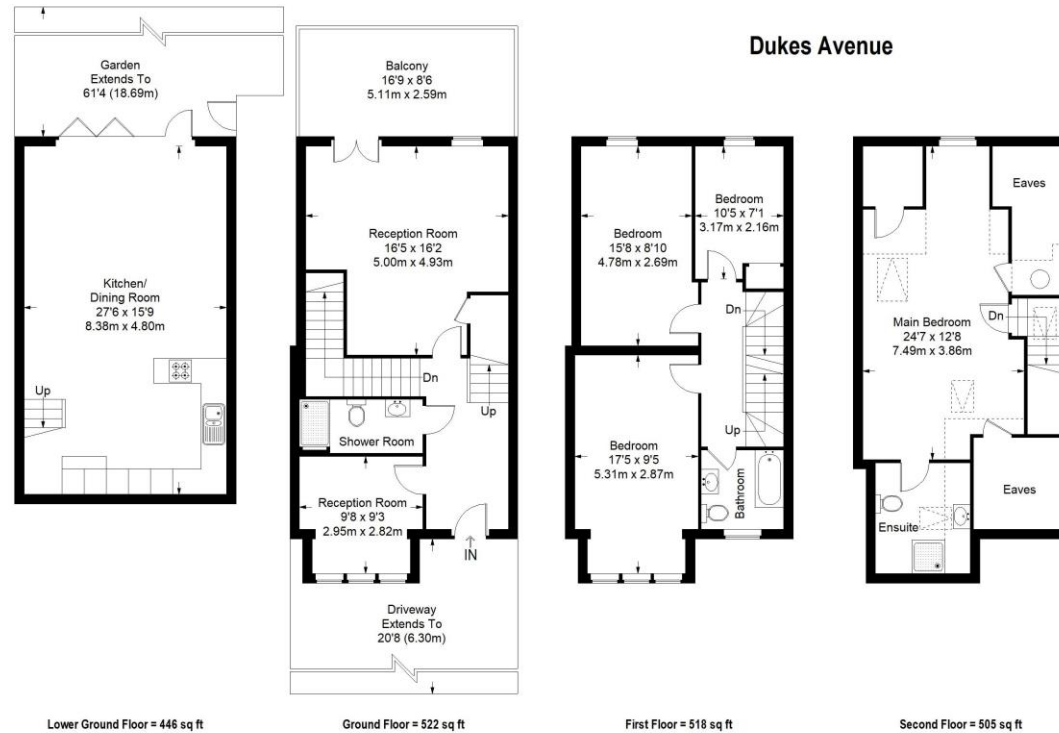
2.95m (9' 8") x 2.82m (9' 3")

KITCHEN DINING ROOM

8.38m (27' 6") x 4.8

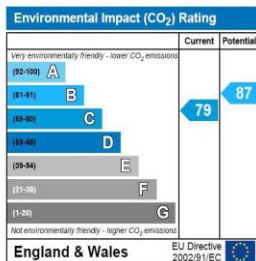
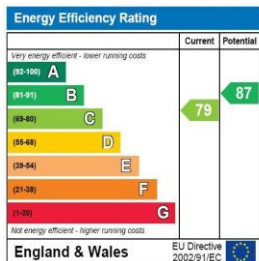
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Approximate Gross Internal Area
 LOWER GROUND FLOOR = 446 sq ft / 41.43 sq m
 GROUND FLOOR = 522 sq ft / 48.49 sq m
 FIRST FLOOR = 518 sq ft / 48.12 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 342 sq ft / 31.77 sq m
 (Reduced Headroom) = 163 sq ft / 15.14 sq m
 Total = 1991 sq ft / 184.96 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. (ID357409)



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

0208 432 2347 | Website: www.hunters.com

A Hunters franchise owned and operated under licence by Worcester Park Property Ltd t/a Hunters Worcester Park Registered No: 10390755 VAT Reg. No 259 3752 69

Registered Office: Ground Floor 143-145 Broadway, West Ealing, London, W13 9BE

HUNTERS[®]
 EXCLUSIVE





HUNTERS[®]

EXCLUSIVE

EXCLUSIVE HOMES | EXCEPTIONAL SERVICE

HERE TO GET *you* THERE