



30 LINKSIDE NEW MALDEN, KT3 4LB

**£1,750,000
FREEHOLD**

Located in the desirable area of Linkside, New Malden, this impressive detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,793 square feet, this fantastic home features spacious living areas, providing ample space for both relaxation and entertaining.

The main house boasts four generous bedrooms with two contemporary bathrooms, the home ensures that family life runs smoothly, catering to the needs of a busy household. The spacious living area is designed for both comfort and functionality, making it the perfect setting for family gatherings or quiet evenings in.

In addition, the property benefits from a versatile one-bedroom annexe with reception area, mezzanine, kitchen and bathroom, ideal for guests. The garden is a true highlight, featuring an undercover entertaining area that invites you to enjoy alfresco dining and socialising, regardless of the weather. It also offers ample off-street parking, including a spacious double garage.

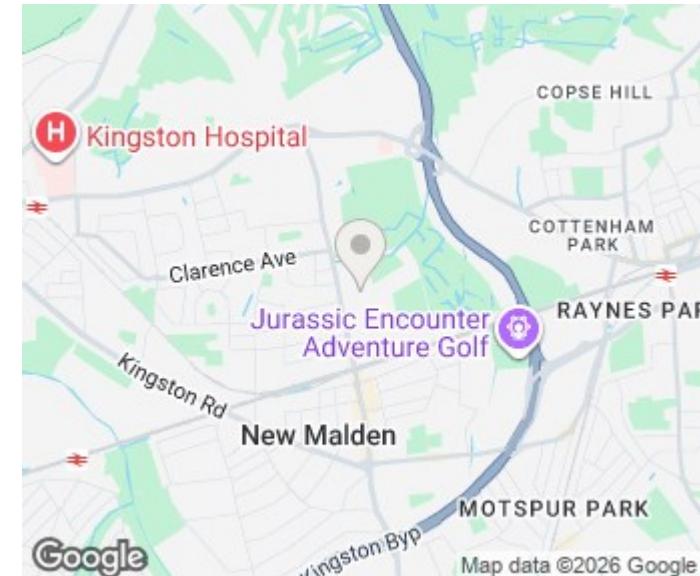
LINKSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1644 SQ FT - 152.70 SQ M
(EXCLUDING GARAGE & ANNEX)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 255 SQ FT - 23.67 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: 894 SQ FT - 83.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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