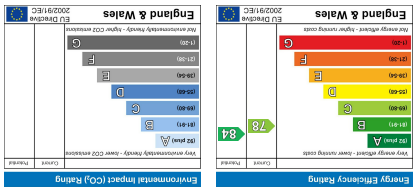


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Certified Property Measurement
 This floor plan was constructed using measurements provided to Gibson Lane, REF: 1059622



Approximate Area = 2502 sq ft / 232.5 sq m
 Summer House = 308 sq ft / 28.6 sq m
 Shed = 96 sq ft / 8.9 sq m
 Total = 2906 sq ft / 269.9 sq m
 For identification only - Not to scale



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Cromford Way
 New Malden KT3 3BA



Guide Price £1,400,000

- Four Bedroom Semi Detached Home
- Accommodation Approaching 3000sqft
- Spectacular Rear Garden 89ft x 87ft
- Ample Off Street Parking
- Sizeable Summer House
- Planning Consent to Extend into the Loft
- Open Plan Kitchen
- Sought After Location
- EPC Rating - C
- Council Tax - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A unique opportunity to acquire this superb four bedroom semi-detached home located on a sizable corner plot with marvelous surrounding grounds.

The property has been recently extended and modified with a double height side extension and ground floor rear extension creating an extremely spacious family home in excess of 2500sqft, plus a large summer house constructed in the rear garden which is perfect for a home office, gym, or games room which takes the total accommodation to almost 3000sqft. There is also planning consent to convert the loft.

The ground floor provides a generous entrance hall, front reception room with bay window, vast dining/living room, separate utility room, downstairs WC and an open plan kitchen/breakfast room spanning an impressive 33ft wide which leads out onto the spectacular rear garden (89ft deep x 87ft wide). The first floor offers two large double bedrooms both with en-suite bathrooms, two additional double bedrooms and a family bathroom.

Furthermore, there is the addition of a self-contained studio, perfect for an au pair or family member to occupy, ample off-street parking, side access and a storage shed in the rear garden.

Situation

Cromford Way is a quiet residential road located in this sought after Coombeside area between New Malden & Kingston town centres. Ideally situated for New Malden station giving direct access into Waterloo and the A3 which serves both London and the M25. Both Kingston and New Malden offer an excellent range of shops, bars & restaurants and the standard of schooling in the immediate area is excellent within both the private and state sectors.

