



54 Malden Way, New Malden, KT3 6EJ

Offers over £600,000



WH WATSON HOMES
Estate Agents

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CHAIN FREE Watson Homes are delighted to offer to the market this spacious four bedroom family home, located within easy reach of the A3 corridor and Local to Motspur Park rail. The property benefits from a modern kitchen, two reception rooms, a utility room, a downstairs WC and a pretty rear garden.

New Malden is a leafy London suburb with all of the advantages of the local community yet within minutes of the high street. This fantastic cosmopolitan town is located on the outskirts of South West London, neighboured by Kingston-upon-Thames, Richmond, Wimbledon and Raynes Park High Street. A wide range of choices makes New Malden a perfect location for a variety of distinctive experiences - cultural, sporting, recreational and leisure, including the picturesque Beverley Park with its wide open spaces and children's recreation area, The Malden Centre, Fitness4Less, Richmond Park, Bushy Park, Hampton Court Palace and the River Thames all on the doorstep. Boat trips run daily on the scenic Thames between Richmond, Kingston and Hampton Court.

Accommodation

Glazed wooden entrance porch

Wooden front door to..

Entrance hall

Solid wood flooring, large under stairs storage cupboard, covered radiator, dado rail, coved ceiling, obscure UPVC double glazed window to front aspect.

Lounge

UPVC double glazed windows to front aspect with secondary glazing, double panel radiator, fitted shelving unit and storage cupboards, dada rail, picture rail, coved ceiling

Dining area

UPVC double glazed windows and doors to rear aspect, solid wood flooring, covered radiator, granite effect breakfast bar, cover ceiling, archway to..

Kitchen

Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated dishwasher, integrated washing machine, integrated oven/grill and microwave, integrated fridge/freezer, solid wood flooring, UPVC double glazed window to rear aspect, cupboard housing boiler inlaid hob with extractor fan.

Study /utility area

UPVC double glazed door to rear aspect, fitted shelving unit, wood flooring, double panel radiator.

Bedroom four

UPVC double glazed windows to front aspect, single panel radiator, wood flooring.

Downstairs WC

Consisting of low-level push button flush WC, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Loft access, dado rail, coved ceiling, cupboard housing hot water tank.

Bedroom one

UPVC double glazed window to front aspect with secondary glazing, covered radiator, solid wood flooring, coved ceiling.

Bedroom two

UPVC double glazed windows to rear aspect, covered radiator, built-in wardrobe, coved ceiling.

Bedroom three

UPVC double glazed window to front aspect with secondary glazing, covered radiator, fitted wardrobe with sliding mirrored doors, coved ceiling.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated chrome towel, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

Rear garden – approximately 35ft South facing

Large decking area leading to lawn section with the shrubs and plants bordering, outside tap, fence enclosed, gated rear access (allowing for off street parking) sheltered storage unit.

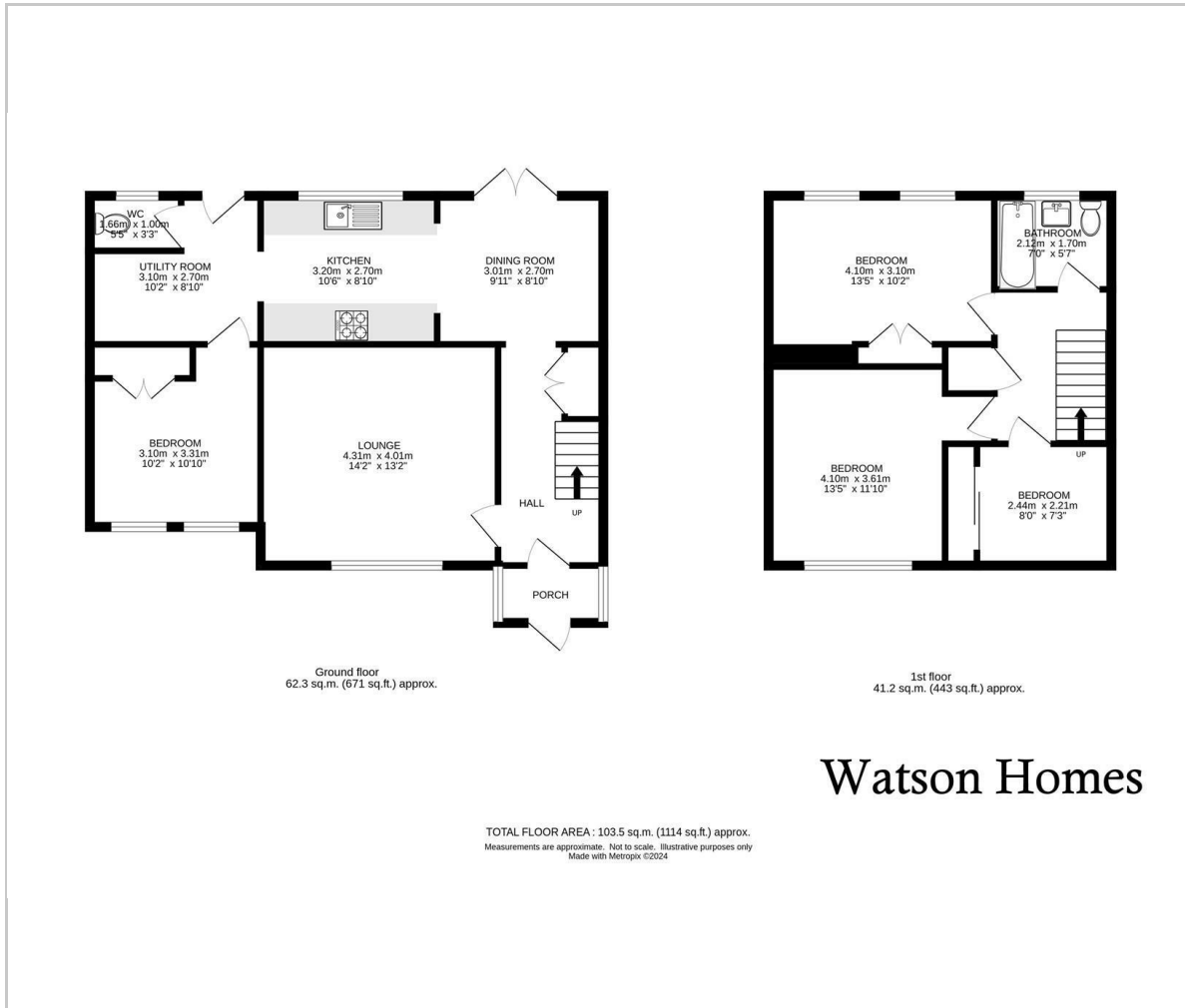




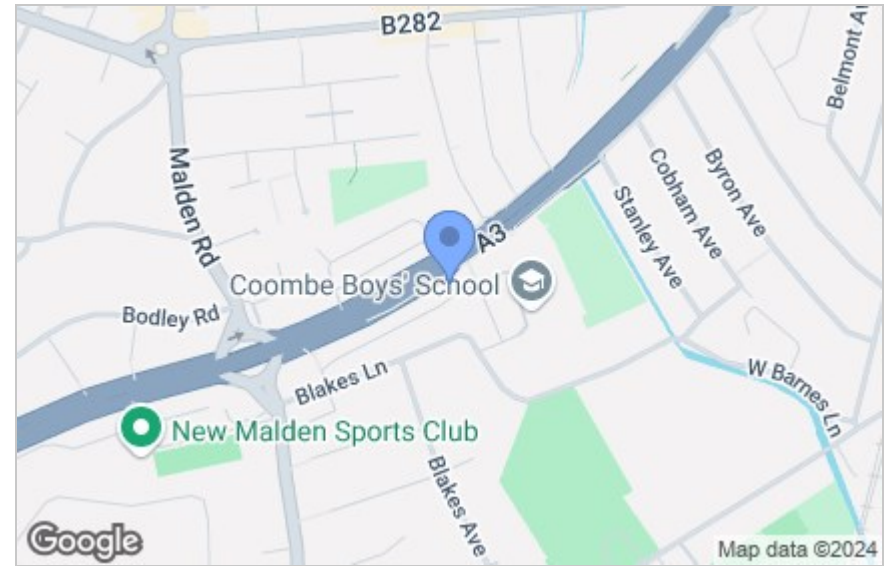




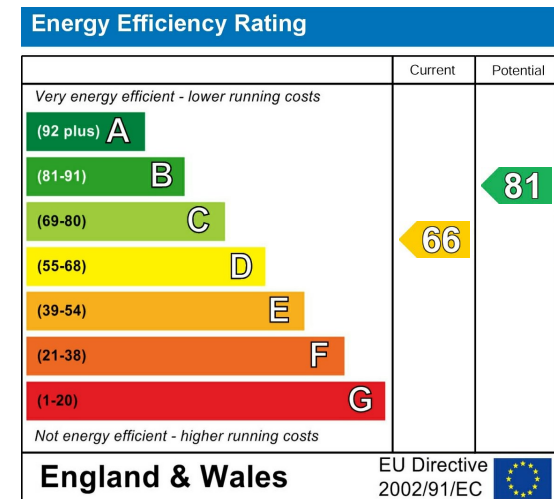
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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