



23 Van Dyck Avenue, New Malden, KT3 5NF

Guide price £800,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this deceptively spacious family home, offering a wealth of versatile accommodation including a 21ft kitchen, a downstairs WC, a study / optional fourth bedroom, a conservatory and ample off street parking.

The property is located in the very popular Painters Estate within easy reach of Malden Manor train station, local shops, bars, restaurants and sought after schools.

Accommodation

As you step inside, the property unveils a thoughtfully crafted layout that seamlessly combines relaxation and practicality.

To your left, you'll find a study room that serves as an ideal workspace and could easily be transformed into a single bedroom if desired. Just ahead, a conveniently located W.C. enhances accessibility for both residents and guests. The ground floor features separate reception and lounge areas, providing distinct spaces for entertaining and unwinding.

The generously sized kitchen is both functional and stylish, equipped with fully fitted amenities, ample counter space, and elegant cabinetry.

Adjacent to the kitchen, a bright and airy conservatory extends the living space, adaptable to suit a variety of needs.

Heading up to the first floor, you'll discover three well-sized bedrooms, each thoughtfully designed for comfort and relaxation. The four-piece family bathroom exemplifies practicality, catering to the entire household.

Outside, the property boasts an expansive, well-maintained garden that spans approximately 11.5 meters. This outdoor space is perfect for gatherings or vibrant gardening projects. Additionally, the front driveway provides convenient parking for your vehicles.

This exceptional three-bedroom linked detached home in New Malden

encapsulates the essence of suburban living at its best. With its proximity to local amenities, schools, and parks, it offers a complete package for families.

Located just 10 miles from Central London, It is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. The property is located just off the A3, which offers road links to Central London, the M25 and London's Gatwick & Heathrow Airports.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

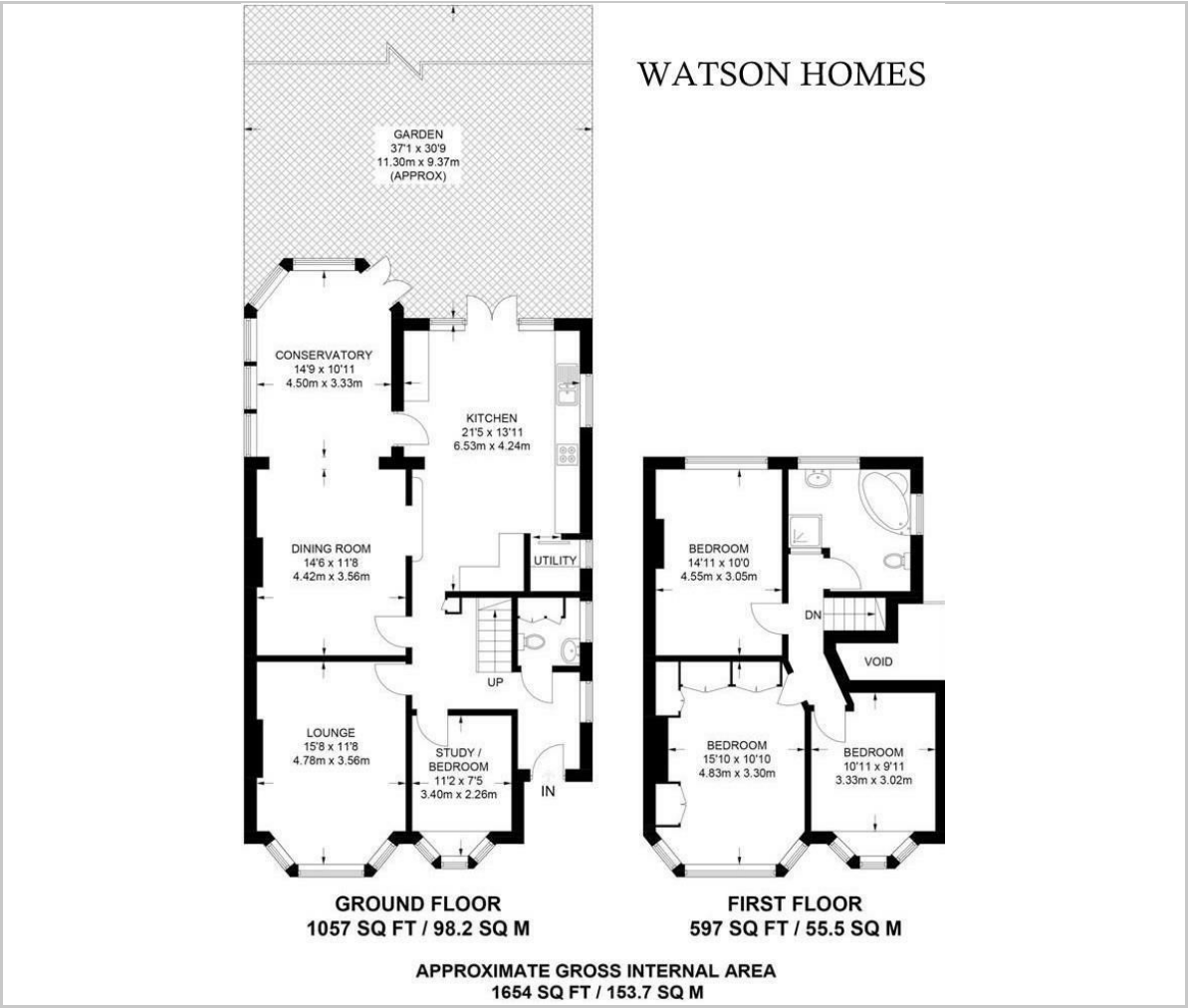








Floor Plan

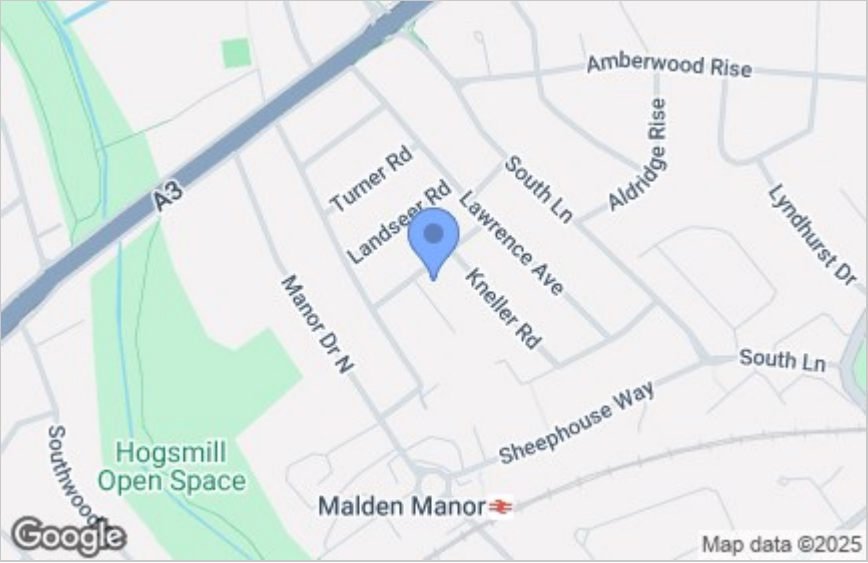


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

