

Cromwells



Blakes Avenue, New Malden, KT3 6RJ
Guide Price £1,100,000

"Simply Stunning" viewing is essential to appreciate this 3/4 bedroom link detached, family home. Extended and modernised by the current owners who clearly have an eye for detail from the herringbone flooring, shutters, wood burning stove, large glazed aluminium doors separating the reception areas to a delightful kitchen with 6 meter bi-fold doors, overlooking the South West facing garden. Upstairs 3 double bedrooms, principle bedroom offering en-suite and dressing room along with a well appointed family bathroom with clawfoot, roll top bath. Ideally positioned in a highly desirable location for easy access to Motspur Park station, an array of amenities between New Malden and Worcester Park high street, along with access to the A3 and selection of schools.

No Chain · Extended and Refurbished ·
3 Double Bedrooms · South West Facing Garden

Front -

Block paved driveway, surrounding raised flowerbeds.

Front Door -

Hallway -

Engineered wood herringbone flooring, double panelled radiator, understairs storage cupboard, stairs to 1st floor landing, door to **Bedroom 4 / Study - 8' 1" x 6' 9" (2.46m x 2.06m)**

Double glazed bay window with shutters, double panel radiator, double glazed window to side, engineered wood herringbone flooring.

W/C -

White 2 piece suite comprising w/c, wash hand basin with drawer below, tiled floor, part tiled walls, under floor heating.

Lounge - 13' 0" x 14' 9" (3.96m x 4.49m)

Double glazed bay window with shutters, 2 double panel radiators, engineered wood herringbone flooring, wood burning stove with granite hearth, modern aluminium and glazed doors to

Family Room - 11' 8" x 14' 9" (3.55m x 4.49m)

Engineered wood herringbone flooring, open to kitchen.



Kitchen / Diner - 24' 9" x 13' 11" (7.54m x 4.24m)

Kitchen - Range of shaker style wall mounted units with cupboards and drawers below, granite work surfaces, ceramic sink with water filter, Rangemaster oven, space for fridge freezer, integrated NEFF microwave, island with waterfall granite worksurface, door to utility room. Diner - Engineered wood herringbone flooring, underfloor heating, 6 meter bi-fold doors, roof windows.

Utility Room -

Shelved pantry area, granite work surface, space and plumbing for washing machine and tumble dryer, double glazed window to side, wall mounted 'Vaillant' boiler, mega flow, engineered wood herringbone flooring.

Stairs to 1st Floor Landing -

Carpeted, double glazed window to side, Velux to side, double panel radiator, door to

Bedroom 1 - 14' 0" x 15' 7" (4.26m x 4.75m)

Double glazed bay window with shutters, double panel radiator, range of fitted wardrobes, carpeted, door to

Dressing Room -

Double glazed window to side, carpeted, range of rails and shelves.

En-Suite Shower Room -

Modern 3 piece suite comprising shower, w/c, wash hand basin with drawer below, chrome radiator, double glazed window to side, tiled walls and floor.

Bedroom 2 - 10' 6" x 14' 7" (3.20m x 4.44m)

Double glazed window to rear with shutters, double panel radiator, range of fitted wardrobes, carpeted, loft access (light, boarded, pulldown ladder).

Bedroom 3 - 9' 8" x 13' 7" (2.94m x 4.14m)

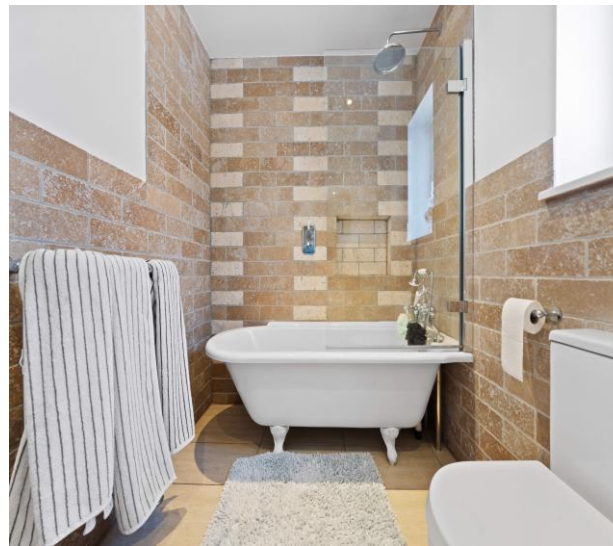
Double glazed window with fitted shutters, double panel radiator, carpeted.

Bathroom -

Modern 3 piece comprising clawfoot, roll top bath with shower overhead, w/c, wash hand basin with vanity below, Victorian style radiator, part tiled walls, tiled floor, double glazed window to side.

Garden -

South West facing garden, large decked entertaining area, leading to sizable lawn, mature shrub and flower beds, silver birch tree, shed, power point, light, electric awning, tap, gated side access.



Council Tax - G
Tenure - Freehold
Square Foot - 1,725 sq ft (160.3 sq ms)

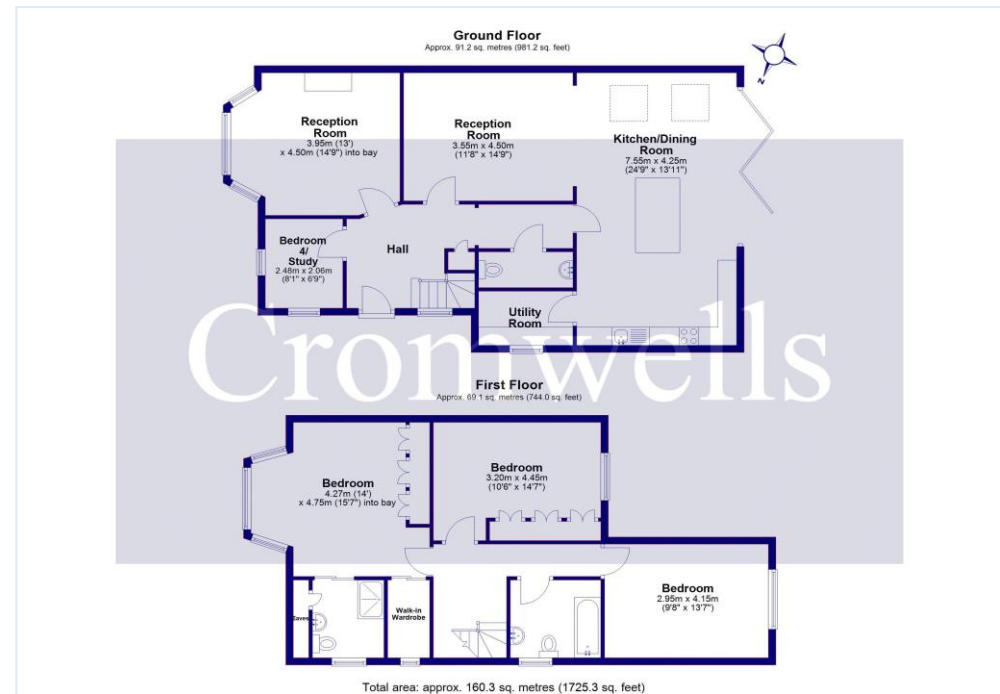
Brabham Court, 45 Central Road
Worcester Park
Surrey
KT4 8EA

020 8337 6603
admin@cromwellswpark.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

