

## CROMFORD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
2502 SQ FT- 232.50 SQ M (EXCLUDING GARDEN STUDIO/STORAGE)  
GARDEN STUDIO/STORAGE AREA : 415 SQ FT - 38.60 SQ M  
TOTAL AREA : 2917 SQ FT - 271.10 SQ M



GROUND FLOOR

FIRST FLOOR

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 SURVEY 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



60 Cromford Way,  
New Malden, KT3 3BA

Guide Price **£1,370,000 Freehold**

A delightful, well presented and sympathetically extended 5 bedroom house with great family and entertaining space with the added benefits of a separate studio apartment on the ground floor and a garden studio currently used as a gym. \*Council Tax Band F

- 5 bedroom semi-detached house
- Separate studio flat with kitchenette and shower
- Bespoke kitchen/dining room
- Large garden
- Planning consent to extend into the roof
- 4 bath/shower rooms (3 en-suite)
- 2 reception rooms
- Gymnasium in garden studio
- Off-street parking
- PRICE TO INCLUDE FURNITURE AND WHITE GOODS

020 7581 0154

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

Cromford Way is located around 0.7 miles from New Malden railway station, which provides a regular link to London Waterloo (25 minutes approx.).

The house is conveniently located for local schools with a number of fee/non fee paying schools within one mile including the highly desirable Coombe Hill Infants, 0.6 miles) and Coombe Girls' School. The centres of New Malden, Kingston, Richmond and Wimbledon are all easily reached with good bus and rail links. Kingston offers a range of shopping, restaurants, a theatre and cinema complex, which can be easily reached via the 57 bus route on Coombe Lane West and is around two miles away. Wimbledon Common and Richmond Park are both within 1.5 miles away, offering acres of green open space.



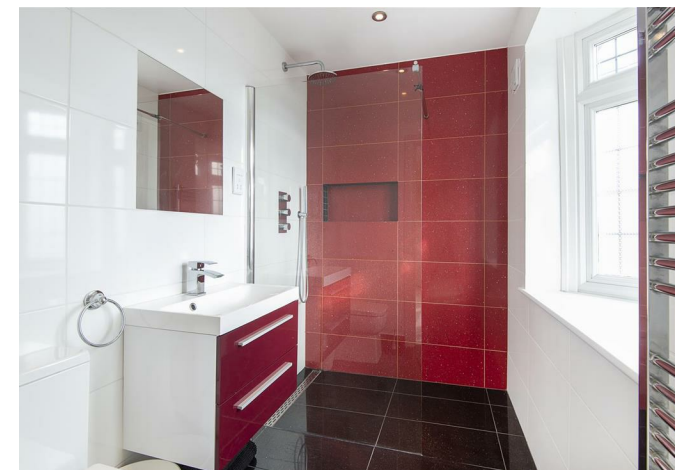
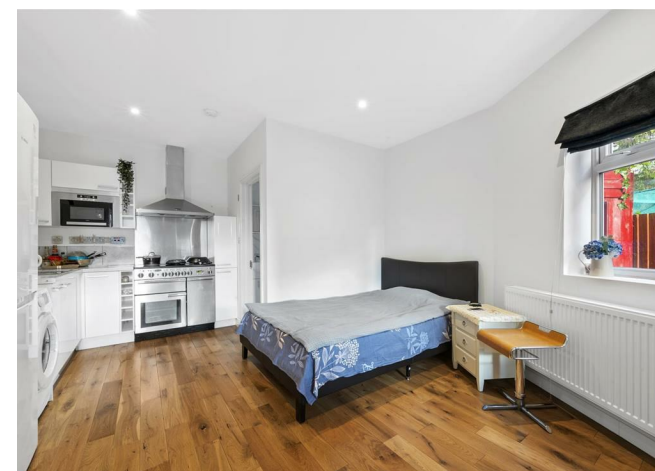
**Description**

On the ground floor this superb house comprises: entrance hall; living room; 2nd large reception room; extended kitchen/dining room; utility room; cloakroom and a separate studio apartment (with shower room and kitchenette) which can be accessed by its own front door or from within the house. On the first floor is the generous principal bedroom, complete with en-suite shower room. There are 3 further bedrooms on this floor (one of which has an en-suite shower room) and a family bathroom.

To the front of the house is off-street parking and to the rear is a large garden with garden shed and a recently built studio, which is currently used as a gymnasium.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.