

Alric Avenue New Malden KT3



- **Halls Adjoining Four/Five Bedroom House**
- **Three Reception Rooms**
- **Four Double Bedrooms, Two Bathrooms**
- **Amazing 190ft South Facing Garden**
- **Off Street Parking**
- **Catchment for Excellent Schools**
- **Easy Walking Distance to Station and High Street**

Price £1,150,000

Colours, furniture and textures bring plenty of personality in, adding to the charm of the original features and allowing a blend of practicality with style; effortlessly enriching each room to provide a truly homely vibe. The adaptable layout, with three reception rooms, provides plenty of flexibility to mould the house to suit your lifestyle and family. From the rear reception your eye is drawn to this South facing outdoor sanctuary/ green oasis of around 190 ft helping to make this home a welcoming retreat after a long day at work or offering a space to relax with friends and family for a social gathering; to enjoy the elements of nature with the planting, pots and green secluded backdrop. Imagine if you could bring the attractive ambiance of your garden and the soothing effects of nature right into your home - well, there's no need to imagine it is right here. The feeling continues as you ascend the stairs to the ample sized three bedrooms plus study room and family bathroom, continuing up to the top floor where a master bedroom with en-suite shower room can be found. There is still potential to extend into the large storage area to make a bespoke master suite. In addition, off street parking is provided at the front. New Malden is a short walk from the property and is renowned for having a lovely atmosphere and a thriving community, including a monthly farmers market. There's plenty more on your doorstep including the majestic Richmond Park and inspirational Wimbledon Common offering plenty of dog and country walks, running and cycle routes. Within the catchment area of plenty of schools. EPC tbc. Council Tax Band F.

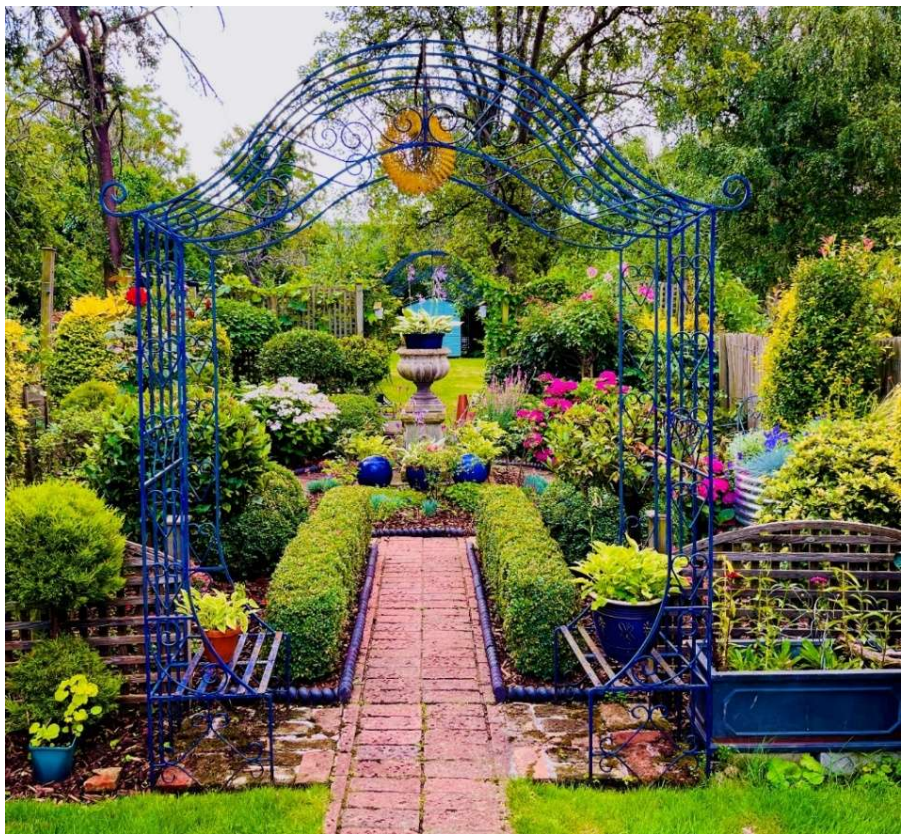




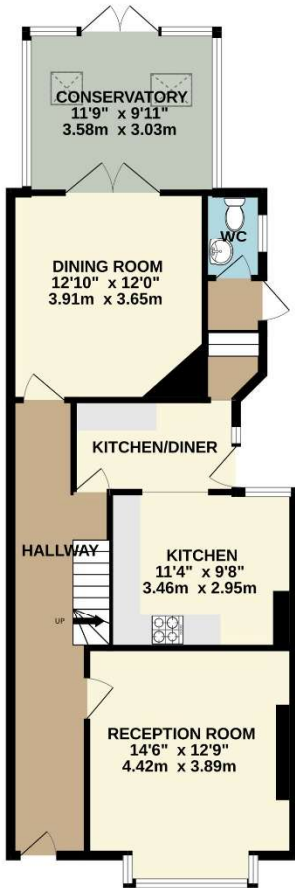




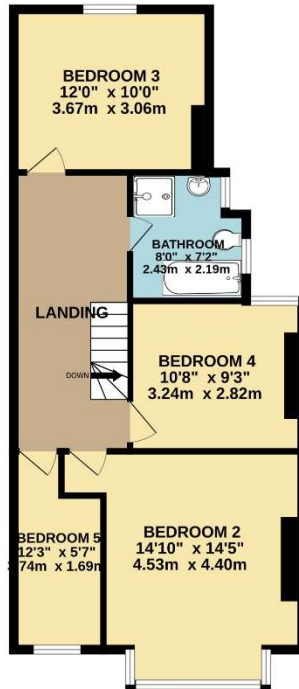




GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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