

Dukes Avenue New Malden KT3



- **Four Bedroom Two Bathroom Family House**
- **Superb German Designed Open Plan Kitchen**
- **Two Further Reception Rooms**
- **Secure Bike Storage**
- **Good Sized Garden**
- **Off Street Parking**
- **No Onward Chain**

Price £1,150,000

Immediately you are drawn into the sympathetically extended space and where your eye lands first, grabbing your attention is the centrepiece of this exceptionally well designed, light-filled loving home with its luxurious kitchen/dining/living room. There is a bespoke German kitchen design, based on optimal functionality, with Siemens appliances; including a warming drawer, two ovens, induction hob and Quooker hot tap - not just a room for cooking in, but an easy-flow space for entertaining. An area to enjoy, that is comfortable and relaxing while appreciating the seamless inside outside connection as you slide back the doors onto the garden; with its zoned, structured spaces and leafy backdrop. There are two further reception rooms; the front with wood burning stove, which creates a cosy atmosphere, the second presently used as an office but would equally make an excellent playroom for little ones. The upstairs doesn't disappoint either with four double bedrooms and two bathrooms over two floors and ample storage space which, in time, could be converted to provide additional accommodation. Furthermore, the property benefits from off street parking, a secure, dedicated space for bike storage. Located in the prime Malden Hill area of New Malden, close to the station with easy access to the majestic Richmond Park and Wimbledon Common and to many leisure pursuits including tennis, cricket, walking and cycling this property will make an excellent family home. EPC D. Council Tax Band F. NO ONWARD CHAIN





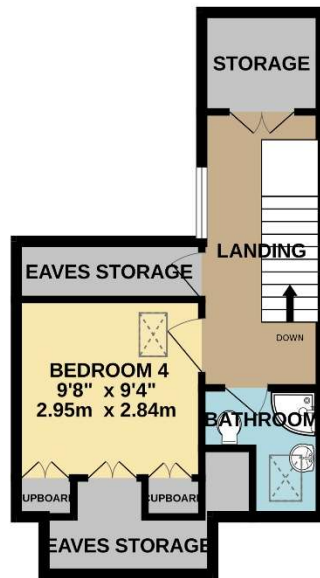
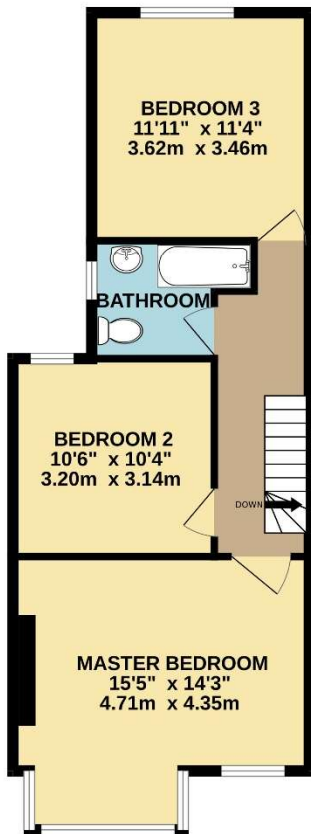
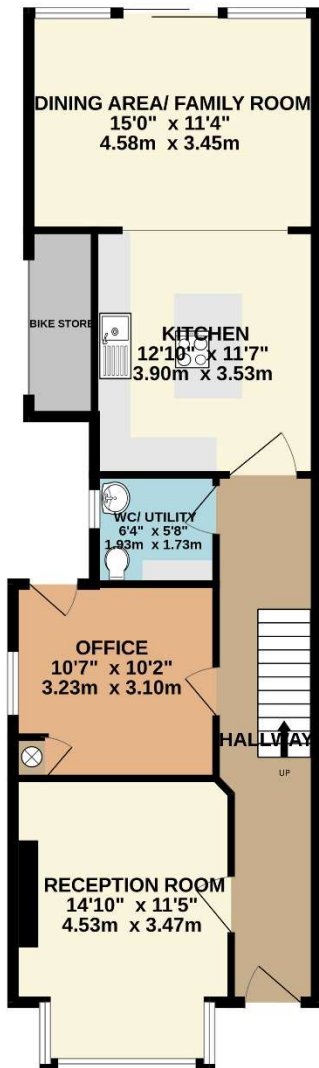


GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.6 sq.m.) approx.

2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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