



**Matlock Way, Coombeside, KT3 3AT**

**Guide Price £900,000**



## Matlock Way, Coombeside, KT3 3AT

This is a well-proportioned, rarer, Chalet Style family home, favoured for flexibility. Having been thoughtfully extended it offers 4 good sized Bedrooms, the master with modern en suite in addition to a modern family bathroom and cloakroom. The living space has been optimised by the extension of a kitchen/breakfast room with the additional adjoining utility/ laundry and boiler room. The dining room leads onto an additional garden room. At the front of the ground floor is a large lounge with adjacent home working office/ 4 bedroom.

- No forward chain
- 3/4 well proportioned bedrooms
- Large kitchen/breakfast room + utility
- Ground floor study home office/ 4th bedroom
- Double glazed with plantation blinds & gas central heating
- Garden room
- Modern Bathroom, Ensuite, and cloakroom
- Extensive hardwood flooring throughout
- South Westerly garden

Situated on the periphery of the prestigious Coombe Hill, in the sought after Coombeside neighbourhood, revered for its excellent local schools including Coombe Enfants, Coombe Girls,

Within walking distance of New Malden's zone 4 mainline station (London Waterloo 27 Minutes). Well served by local buses and easy access to the London- M25 arterial road A3. New Malden boasts a bustling High Street with enviable diversity of retail and eateries, now with added kudos, the arrival of Marks and Spencer adding to Waitrose and other key stores.

Comprehensive sports and leisure amenities, ready access to green spaces such as Richmond Deer Park, New Malden and Coombe notably well situated in this leafy conurbation, with its very own deep sense of community. Viewing strongly recommended



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Royal Borough Kingston Upon Thames

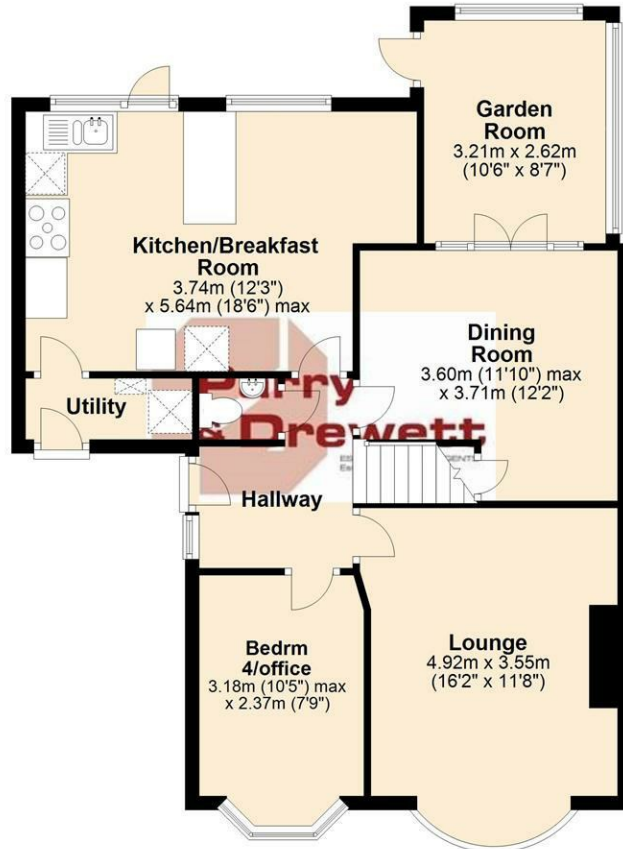
Council Tax Band F Energy Performance Cert Band D

EICR Satisfactory

Current Gas Safety Cert

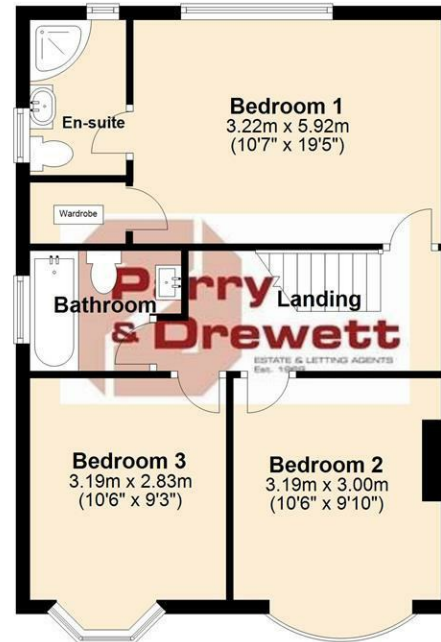
**Ground Floor**

Approx. 74.8 sq. metres (805.1 sq. feet)



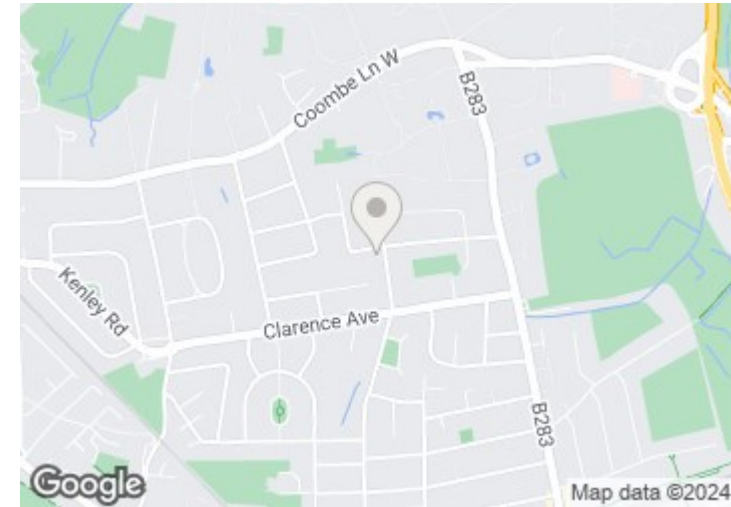
**First Floor**

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 124.7 sq. metres (1341.8 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.



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