



Meadow Hill, KT3 5RQ

£830,000 Freehold



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This well-proportioned iconic art deco property, excellently extended and refurbished by my clients to create a great, 4, potentially 5 bedroom family home. Generous, modern living space, excellently presented, superb decor with extensive use of wooden floors on the ground floor shout "quality".

The rear extension incorporates a bold roof lantern, bathing the 6.5 x 3.5 kitchen/breakfast room in natural light, with adjoining utility/laundry room and cloakroom. Careful thought to the integration of the extension gives good flow between living spaces, elegantly styled Interconnecting reception and lounge . Creation of a second ensuite bedroom on the ground floor adds great flexibility.

To the first floor, there is a master ensuite bedroom with two further large bedrooms, one at 6.77m long could potentially be divided into two, creating the possibility of 4 bedrooms on the first floor. Complemented by a well appointed family bathroom with both bath and shower .

The house is suitably matched by large rear garden, comprising a generous patio and lawn with a charming brick built work shop/potential home gym/den. There is side access to a sizeable frontage, providing off street parking for several cars.

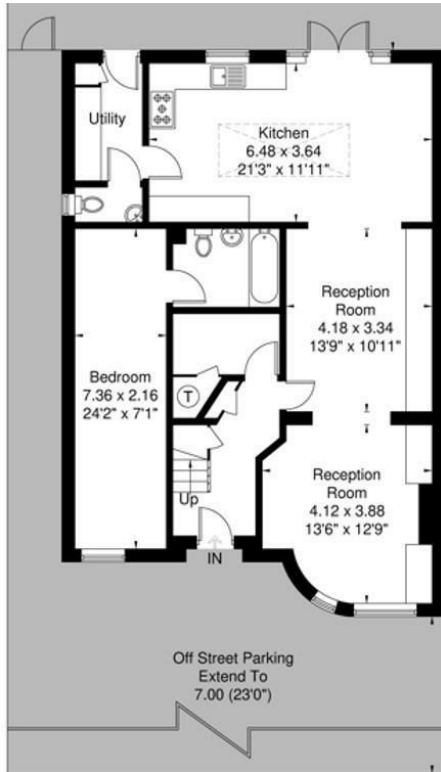
Within easy access of New Malden, Motspur Park and Malden Manor (zone 4) mainline stations brings London Waterloo within 1/2 hr and with the A3 London - M25 , The South, a well connected location.

Excellent local and favoured schools in Kingston, Nonsuch and Putney easily accessible by regular bus service. Only a short walk in to New Malden brings the reward of a bustling High Street with Marks and Spencer and Waitrose key stores amongst an enviable diversity of retail and eateries.

Comprehensive sports, leisure amenities and green spaces, a deep sense of community and excellent schools makes a great location for a this long term family home. Viewing is a must!



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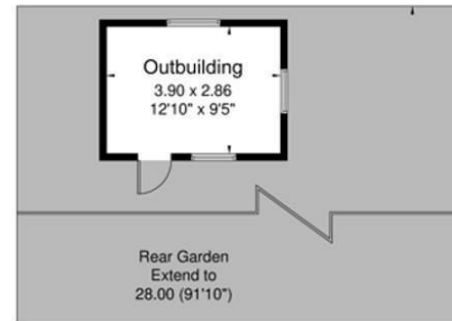


Meadow Hill KT3

Approximate Gross Internal Area = 156.7 sq m / 1686 sq ft
Outbuilding 11 sq m / 119 sq ft
Total = 167.8 sq m / 1805 sq ft



First Floor
62.4 sq m / 671 sq ft



Ground Floor **Outbuilding**
94.3 sq m / 1015 sq ft 11.1 sq m / 119 sq ft

www.epc.uk.com info@epc.uk.com
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.



- 6.5m Luxury Kit/ Bfast Rm
- 2 Large Receptions
- 2nd Ensuite Bedroom To Ground Floor
- Master Bedroom with Ensuite on FF
- Double Glzng and Gas C/heating
- Large rear Grdn
- Generous o/street Parking
- Separate utility Room + Clks
- Large 3rd bed pot split to create 4th
- Brick W'shop pot Gym/Den

R B Kingston Upon Thames C Tax Band E EPC rated D



Parry & Drewett Estate Agents 21 High Street, New Malden, Surrey, KT3 4BY

Tel: 02089490955 Email: newmalden@parryanddrewett.com Web: www.parryanddrewett.com