



Cromford Way, KT3 3AZ

£950,000 Freehold



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On the upper slopes of the ever desirable Coombeside, my client's residence for over 40 years, a sure testament to a great family home.

A particularly spacious and sought after, "Blay" Semi-detached 3-bed house, being "halls adjoining", boasts improved privacy.

The property lends itself to refurbishment and extension (STPP), well-suited for loft conversion, a home that can continue to expand with a growing family. Boasts:-

- **Coombeside**
- **Excellent local Schools**
- **3 Great sized bedrooms**
- **Extended Kitchen/b'fast Room**
- **Halls Adjoining**
- **Cloak Rm / WC**
- **Garage**
- **Good Sized Rear Garden**
- **Great Potential**
- **NO FORWARD CHAIN**

A few minutes' walk of Coombe Girls School and less than 20 mins to Coombe Infants, amongst excellent local schools. Approximately 15 minutes' walk of New Malden main line station (zone 4), direct to London Waterloo (27 Mins), Kingston, Surbiton Twickenham, and Teddington, complemented by good local bus services and handy for the A3.

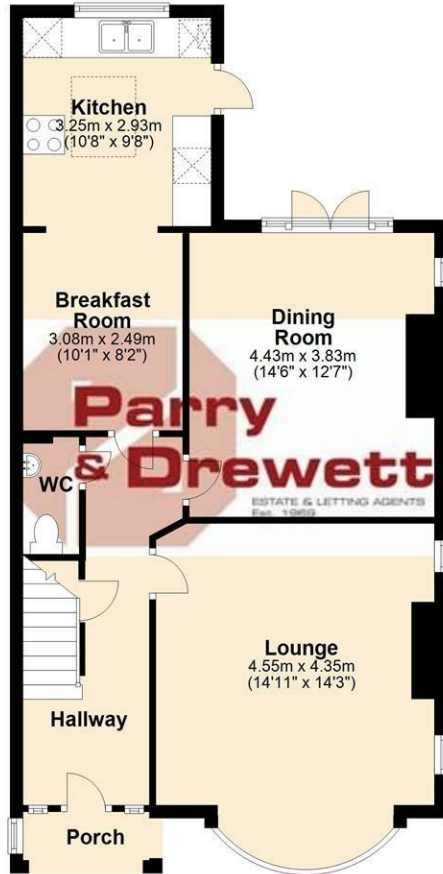
A bustling High Street with enviable diversity of retail and eateries, now with added kudos, the arrival of Marks and Spencer adding to Waitrose and other key stores.

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



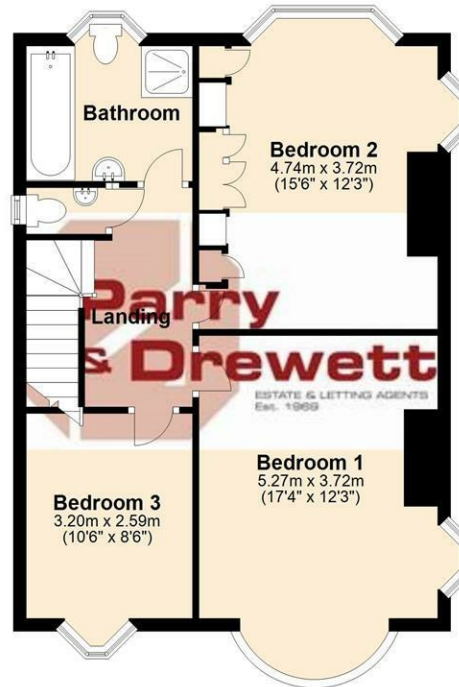
Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



Total area: approx. 128.0 sq. metres (1378.1 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.



Royal Borough of Upon Thames Council Tax Band F

EPC band D

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