

Dukes Avenue New Malden KT3



- **Unique Detached Four Bedroom House**
- **Superb Open Plan Living Dining Family Room**
- **Substantial South Facing Garden**
- **Off Street Parking**
- **A Stone`s Throw from New Malden High Street**
- **Catchment for Excellent Schools**

Price £975,000

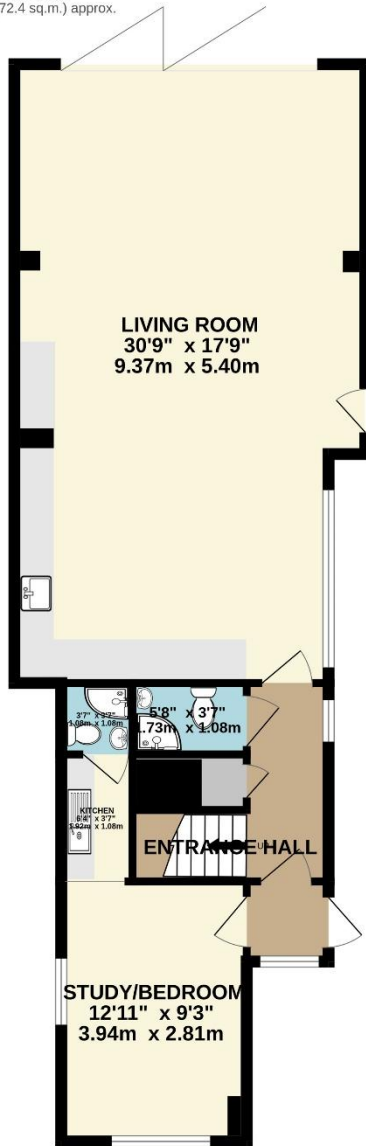
Nestled in the popular, leafy slopes of Malden Hill sits this unique four-bedroom detached residence, ideal for a growing family. Benefiting from a stunning open-plan living, dining, family room with wall to wall bi-fold doors that blurs the line between indoor and outdoor living. A front reception room currently serves as a self-contained annex (but which could easily be converted back). A discreetly positioned downstairs cloakroom adds effortless daily convenience. Four well proportioned bedrooms offering plenty of natural light providing a peaceful retreat, together with a family bathroom. A substantial south facing garden with the added advantage of side access. Furthermore there is still potential to make a larger footprint in the form of a front extension, including going into the loft (STPP). The property also benefits from off street parking and is located a stone's throw from the vibrant High Street and Station. EPC rate D. Council Tax Band F.



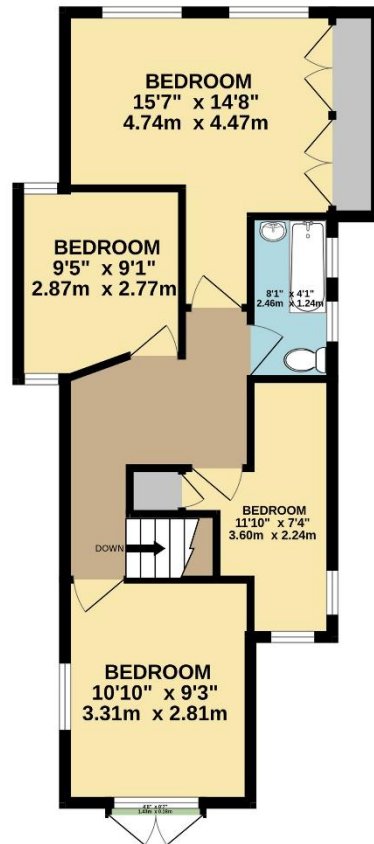




GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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