



Purbeck Avenue, , New Malden, Surrey, KT3 6RW

- Three Bedroom Link Detached House
- Large Sunny Garden with Cricket Nets
- Potential To Convert Loft STPP
- Links to London Waterloo
- Planning for Side & Rear Extension
- Additional Office
- Great Transport Links
- Close To High Sought After Schools.

Offers In The Region Of £1,000,000



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DESCRIPTION

Occupying a generous plot and boasting undeniable 1930s character and kerb appeal, this substantial three/four-bedroom link-detached family home offers spacious and versatile accommodation, together with excellent potential for future expansion (STPP). The property is approached via an attractive frontage and immediately impresses with its bright and welcoming feel. The principal reception and dining room extends from the front of the house to the rear, creating a wonderful entertaining space flooded with natural light throughout the day. To the front, a versatile study provides the flexibility to be used as a fourth bedroom, home office or playroom. The ground floor further benefits from a shower room, utility room and a well-appointed kitchen featuring a range of wall and base units.

One of the standout features of the home is the impressive conservatory spanning much of the rear elevation. Complete with bi-fold doors opening onto the garden, it creates a seamless connection between indoor and outdoor living. The generous rear garden offers plenty of space for families to enjoy, whilst aspiring cricketers will appreciate the unique addition of dedicated bowling nets, creating a truly special outdoor environment. Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom. For those looking to create additional accommodation, there is further scope to extend into the loft space, subject to the necessary planning permissions and building regulations.

The property is ideally situated for families and commuters alike, with Worcester Park Station providing regular services to London Waterloo in under 30 minutes. Nearby bus routes offer convenient connections to Kingston, Sutton, New Malden and Epsom, whilst the A3 and M25 are easily accessible for motorists. The area is also well served by a selection of highly regarded schools including Dorchester Primary School, Malden Parochial CofE Primary School & Cheam Common Junior.





PURBECK AVENUE
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1675 SQ FT - 155.80 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.44 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



94 Central Road, Worcester Park, KT4 8HU
 Tel: 0208 432 2347 Email: worcesterpark@hunters.com https://www.hunters.com

