



## Matlock Way, KT3

£1,295,000

A beautiful family home in one of the most sought after locations in New Malden. The property offers plenty of space, and light throughout with four bedrooms, a large south-facing private garden and off street parking for up to three cars.

Matlock Way is a very sought after location just off Coombe Lane West and Traps Lane. New Malden High Street is close-by offering plenty of restaurants and cafes. The mainline station is also close-by offering great link to the city as well as plenty of bus routes

### Features

- Semi Detached House
- Four Bedrooms
- Large Private Garden
- Sought After Location
- Lovely Condition
- Chain Free



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You enter onto a generous hallway that leads onto a good sized family reception room with a gorgeous round bay and working fireplace. There is also a separate office room and a lovely downstairs WC. Towards the back of the property there is a stunning extended dining room and further reception room. The kitchen is beautifully and fully fitted with plenty of work surfaces and a generous dining area. There is also a separate utility room, and door into the garage.

On the first floor there is a well proportioned master bedroom with fully fitted and flushed wardrobes, there is also a en-suite complete with a walk in shower. There is also a lovely guest room next to master bedroom. There are two generous bedrooms towards the back over looking the garden, again with fitted wardrobes and plenty of light, and a lovely family bathroom.

Towards the rear there is a manicured, mature and quite large private garden with a lovely greenhouse and shed towards the back, there are plenty of mature shrubs bushes and small trees as well as a little pond. Towards the front there is a manicured front garden and off street parking for at up to three cars.



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**Ground Floor**

**First Floor**

Total area (approx.): 179.7 sq. m (1934.3 sq. ft)  
(Excluding void)