

Beechcroft Avenue New Malden KT3



- **Three bedroom semi detached property**
- **Study / fourth bedroom, plus double reception room**
- **Desirable Coombe-side location**
- **Off Street parking**
- **Potential to extend**

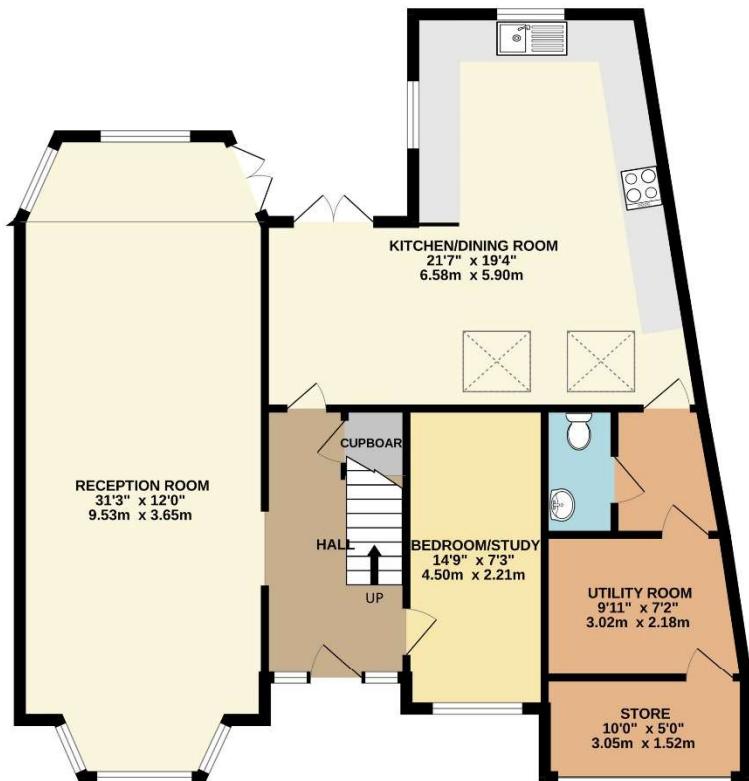
Price £995,000

This semi-detached, spacious, four bedroom, family home is in the prime Coombe-side location. On the ground floor there is a double reception room, with bay windows to the front and rear. From the spacious, separate kitchen / dining room there is a door leading directly into the West-facing Garden. Off the kitchen, there is a utility area, which has a W.C. with access to the internal garage, currently used for storage, but could be converted to living space. Also, on the ground floor, there is a good-sized double bedroom, but could also be used as a study, separate reception or play room. On the first floor there is a family bathroom, plus a separate W.C. The master bedroom has a full range of fitted wardrobes and a bay window overlooking the front of the house. There are two further double bedrooms, also with plenty of storage space. The property benefits from lapsed granted planning permission for a first-floor side extension, single-storey rear extension and rear dormer roof extension; making it a perfect property to add significant value if required, but the house already has a decent footprint. Beechcroft Avenue is a quiet residential, tree-lined avenue in the heart of New Malden; within a mile of New Malden Rail station with fast links into Waterloo. This house is perfectly situated within the catchment of several good schools and close to multiple playgrounds, Kingston hospital and Coombe Hill Golf club. The property is also within easy reach to the A3 and local bus routes providing access to Kingston and Richmond. New Malden High Street is eclectic, with a variety of local shops, cafes and restaurants. Richmond Park and Wimbledon Common are also close by, offering leisure activities such as cycling and running; and nearby Golf Clubs. EPC D. Council Tax Band F.

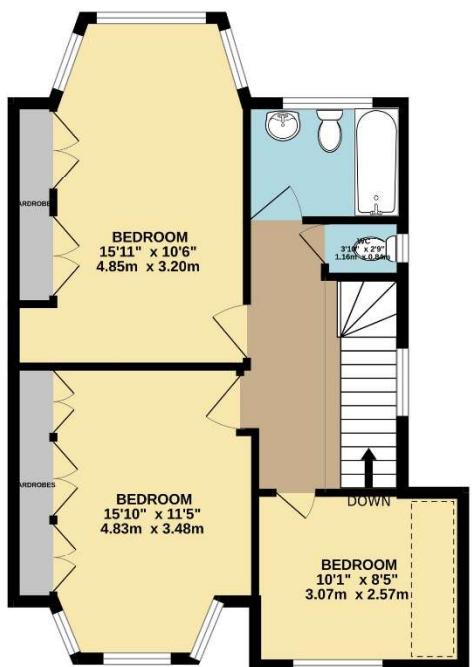




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1585 sq.ft. (147.3 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 guidance only and should not 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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