

Cromwells



**Bramshaw Rise, New Malden, KT3 5JU**  
**Offers in Excess of £800,000**

Situated on a sought-after residential road is this beautiful, extended, 4-bedroom family home. Being offered for the first time in over 40 years and having been lovingly extended and maintained throughout. Offering the new owners 2 reception rooms, eat in kitchen, study, delightful garden with large veranda, 4 bedrooms, 3 of which are double, 1 benefitting from an ensuite, family bathroom and off-street parking. Situated with access to enjoy New Malden, Motspur Park and Worcester Park facilities with mainline stations, bus routes, a selection of shops along with well regarded schools including Malden Parochial and Richard Challoner. Internal viewing is highly recommended.

Extended Flexible Living · 4 Bedrooms ·  
2 Bathrooms · Off Street Parking

**Front -**

Mature garden, driveway, car port, tap, power point.

**Front Door -**

**Hallway -**

Carpeted, understairs storage, wall mounted thermostat, stairs to first floor landing, door to

**WC -**

White 2 piece suite comprising a WC, wash hand basin, chrome radiator, window to side, tiled floor.

**Study -**

Double glazed bay window to front, radiator, carpeted.

**Reception 1 -**

Double glazed bay window to front, radiator, bespoke storage to alcoves, feature gas fire, doors to

**Reception 2 -**

Double glazed windows and doors to garden, feature gas fire, radiator.



**Kitchen/Breakfast Room -**

Modern "Pronorm" kitchen comprising range of wall mounted units with cupboards and drawers below, under counter lighting, work surfaces, oven, integrated dishwasher, washing machine and fridge, space for fridge/freezer, inset ceramic sink, wood effect flooring, radiator, door to front access, large sliding doors to rear garden and veranda.

**Stairs to First Floor Landing -**

Carpeted, window to side, galleried radiator, landing, door to

**Bedroom -**

Double glazed window to front aspect, radiator, fitted range of wardrobes, cupboards and dresser, carpeted.

**Bedroom -**

Double glazed window to rear aspect, radiator, carpeted.

**Bedroom -**

Double glazed window to rear aspect, radiator, carpeted, loft access (boarded, pull-down ladder, Velux window, power and lighting), door to

**Ensuite -**

Modern 3-piece suite comprising a shower, WC, wash hand basin with vanity below, chrome radiator, double glazed window to rear, Amtico flooring.

**Bedroom -**

Double glazed window to front aspect, radiator, carpeted.

**Bathroom -**

Modern 3-piece suite comprising a panel enclosed bath with aqua lisa digital shower, WC, wash hand basin with mirror wall cabinet with light and shaver point, chrome radiator, airing cupboard housing "Worcester Bosch" combination boiler and storage space, radiator, Amtico flooring, double glazed window to side aspect.

**Garden & Veranda -**

Fence enclosed rear garden, mature shrub and plant borders, large covered veranda with sizeable patio area, 2 further patio areas, storage area and 2 sheds, 1 with power and lighting, outside lighting, power points, tap.



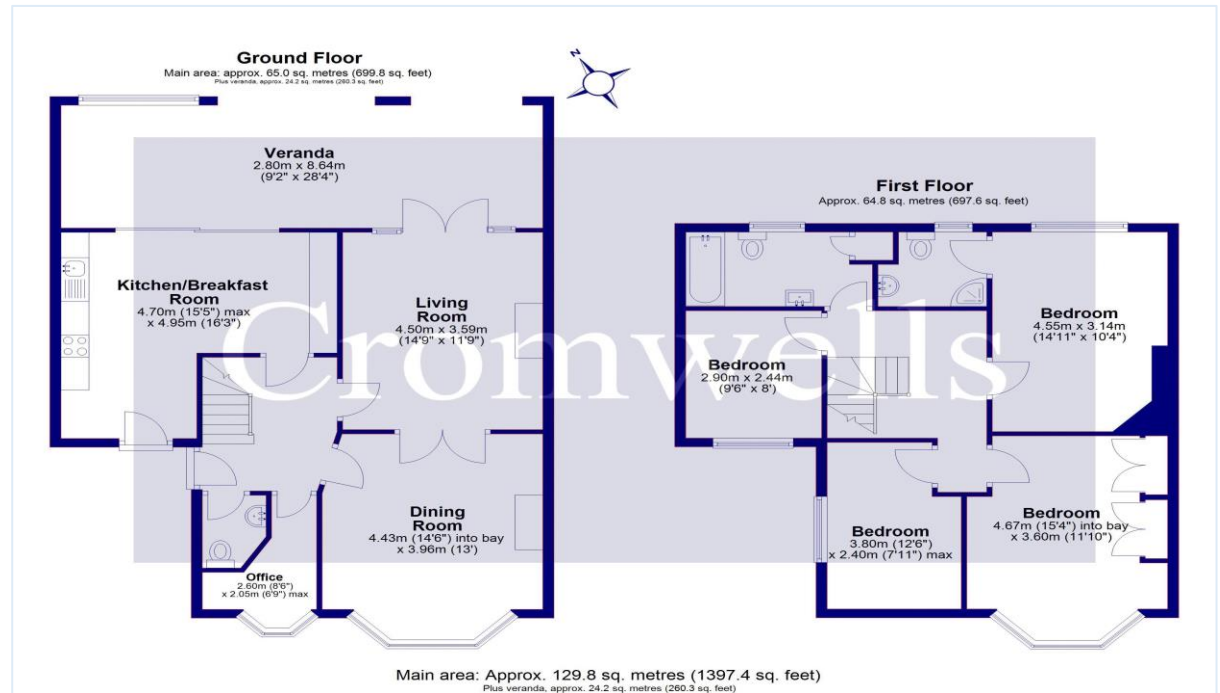
Council Tax - E  
 Tenure - Freehold  
 Square Foot - 1,397.4 (129.8 sq.mt)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

