



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

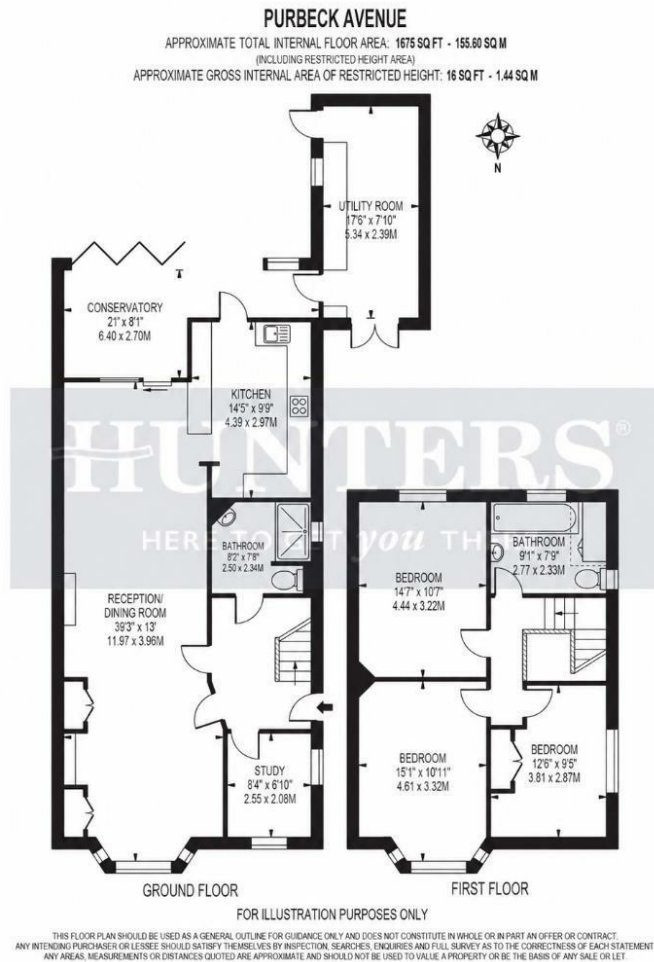
Occupying a generous plot and boasting undeniable 1930s character and kerb appeal, this substantial three/four-bedroom link-detached family home offers spacious and versatile accommodation, together with excellent potential for future expansion (STPP). The property is approached via an attractive frontage 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.







Viewings

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

Valuations

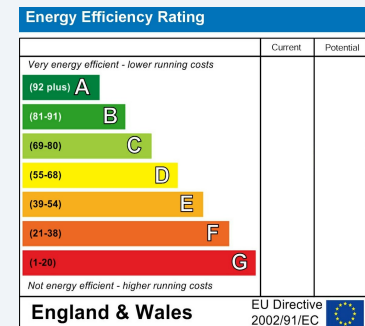
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

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