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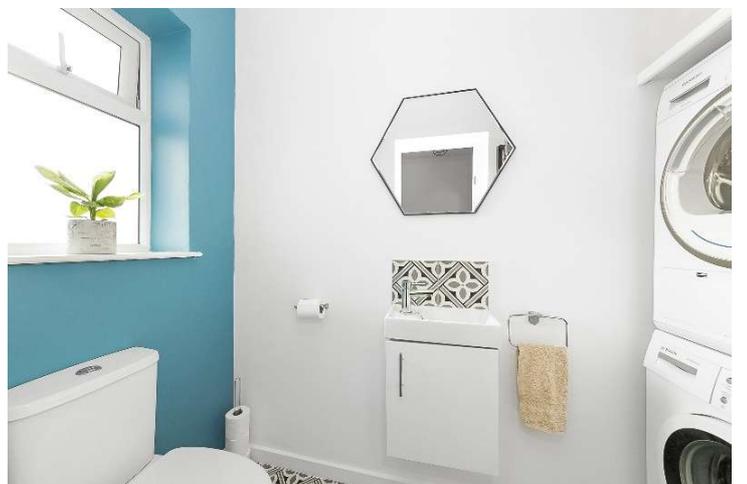www.grovesresidential.com

Hawkhurst Way New Malden KT3

- **Superbly Refurbished Three Bedroom House**
- **Meticulously finished Fully Fitted Kitchen with Integrated Appliances**
- **Luxurious Family Bathroom**
- **Off Street Parking for Two Cars**
- **Easily Maintained Garden**
- **Catchment for Excellent Schools**

Price £695,000

This stunningly refurbished three-bedroom home has been meticulously executed with an uncompromising eye for detail. The heart of the house features two elegant, interconnecting reception rooms that lead into a sleek, modern kitchen, fully equipped with premium integrated appliances. Wide bi-fold doors dissolve the boundary between inside and out, opening onto a beautifully manicured garden that wraps around the rear and side—perfect for summer entertaining. The first floor offers a sanctuary of style, boasting two generous double bedrooms, a versatile single, and a designer bathroom featuring chic floor tiles and a luxurious feel. Beyond its current high-end finish, the property offers exciting future potential to add value through a loft or side extension (STPP). Complete with off-street parking for two cars, this is a sophisticated turnkey home designed for modern living. Located within easy walking distance of the Hogsmill River and Berryland Nature Reserve as well as easy access to amenities. EPC rating D. Council Tax Band E.
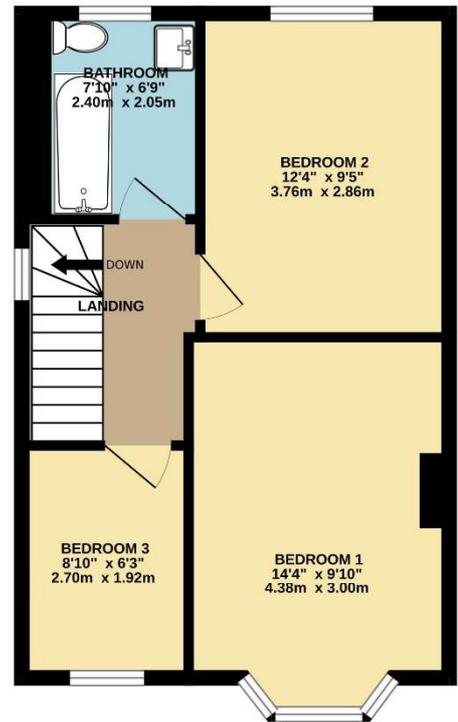
GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

KITCHEN/DINING ROOM
16'1" x 13'1"
4.91m x 3.99m

STORAGE

LIVING ROOM
14'4" x 9'10"
4.38m x 3.00m

W.C/
UTILITY ROOM

HALLWAY

UP

BATHROOM
7'10" x 6'9"
2.40m x 2.05m

BEDROOM 2
12'4" x 9'5"
3.76m x 2.86m

DOWN

LANDING

BEDROOM 3
8'10" x 6'3"
2.70m x 1.92m

BEDROOM 1
14'4" x 9'10"
4.38m x 3.00m

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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 illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
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