



## Presburg Road, KT3

£1,685,000

A beautiful and exceptionally large period family home in the heart of New Malden. The property offers plenty of space and light throughout, with six double bedrooms over three floors, off street parking and a very large private garden. The property has very high ceilings and is in lovely condition throughout

Presburg Road is located very central to New Malden. New Malden Station, zone 4, is a five minute walk and the area is well served by a comprehensive High Street with both recognisable brands and independent shops, restaurants and coffee bars.

### Features

- Beautiful Period Home
- Exceptional Size
- Six Bedrooms
- Off Street Parking
- Great Location
- Large Private Garden



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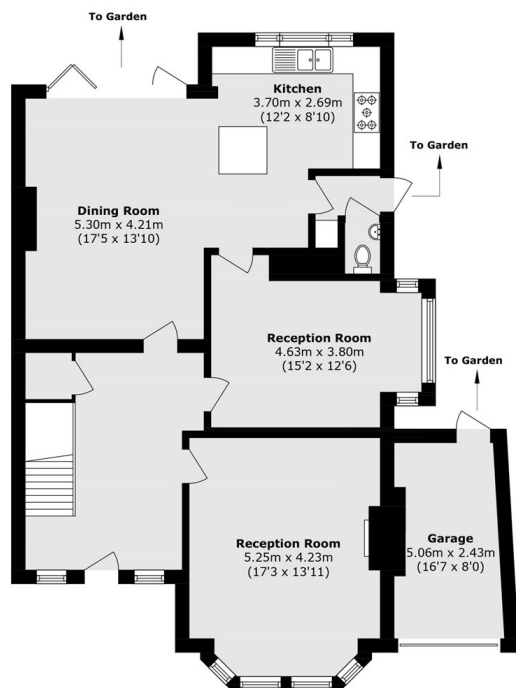
You enter onto an exceptionally large entrance hall, with a grand period staircase leading to the upper floors. To the left there is a beautiful reception room with a lovely round bay window and a working stone fire place. Next to the reception room there is a second reception / dining room that is just as big. Towards the back of the property there is a very large modern fully fitted kitchen, utility room and downstairs W/C. There is also a separate but open family room with dining.

On the first floor there are four lovely double bedrooms, towards the front there is the master bedroom with the same beautiful feature round bay and an en-suite bathroom. There is a small double next door and two further good sized double bedrooms towards the back with views over the extensive garden. There is also a generous family bathroom. On the second floor there is another double bedroom with good sized eaves storage off this, and a much larger double bedroom with a feature window with views across the garden. There is also another smaller room off this bedroom as well as a jack and jill bathroom.

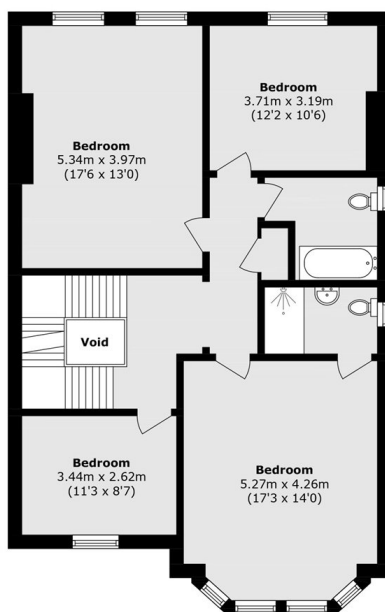
Towards the front there is a gravelled driveway with enough parking for at least three cars and an exceptionally large garden towards the back. The garden is decked and lawned and well looked after.



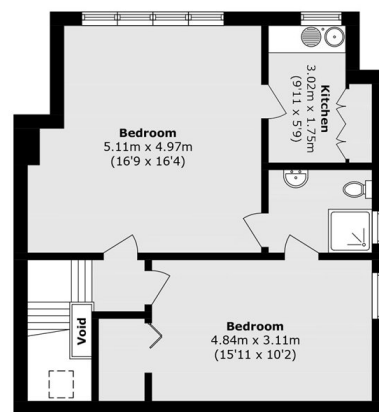
# Presburg Road, New Malden, KT3



**Ground Floor**



**First Floor**



**Second Floor**

Total area (approx): 244.6 sq. m (2632.8 sq. ft)  
(Excluding Garage and Voids)  
Garage area (approx): 11.6 sq. m (124.8 sq. ft)