STONE



West Barnes Lane KT3

£900,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family





A characterful family home with a beautiful garden, generous proportions and the freedom to imagine what comes next.

Set along West Barnes Lane in New Malden, this handsome four-bedroom semi-detached house combines the character of its bay-fronted architecture with generous living spaces, a wonderfully established garden and the opportunity to make it entirely your own.

Arranged across three floors, the house has a natural flow that lends itself to the rhythm of everyday life. Two connecting reception rooms offer flexibility for everything from relaxed evenings on the sofa to lively family gatherings around the dining table. French doors from the rear reception open onto the garden, drawing the outdoors into the living space, while a separate kitchen provides further access outside. There is an easy practicality to the layout, with distinct spaces that work comfortably together.

Upstairs, the first floor is home to two generously proportioned double bedrooms, alongside a fourth bedroom that could just as easily become a nursery, dressing room or dedicated home office. A family bathroom, complete with both a bath and separate shower, serves this floor. Above, the principal bedroom occupies the second storey, creating a more private space away from the activity below. With its own en-suite shower room and useful eaves storage, it feels suitably removed from the bustle of family life.

Outside, the garden is something rather special. Mature planting, established borders and a generous sweep of lawn give it the sort of character that only comes with time. There is space for children to run around, summer lunches that turn into long afternoons and weekends spent doing very little at all. A terraced patio offers one spot to settle, while a decked seating area towards the rear catches the afternoon sunshine. Beautifully established and full of greenery, it is a garden to be enjoyed just as it is, with plenty of opportunity for keen gardeners to put their own stamp on it.

The approach to the house is equally inviting, with established shrubs softening the frontage and a paved driveway providing off-street parking alongside access to the garage. For those thinking further ahead, the existing accommodation also presents an interesting opportunity to explore extensions or reconfiguration, subject to the necessary planning permissions and consents.






Dimplex
DO NOT COVER









Positioned between New Malden, Motspur Park and Worcester Park, West Barnes Lane enjoys a particularly convenient corner of South West London, where leafy residential streets meet a thriving collection of local amenities. Motspur Park station is just a five-minute walk away, with direct services to London Waterloo in approximately 25 minutes, making the daily commute refreshingly straightforward. New Malden town centre offers an eclectic mix of independent shops, cafés, restaurants and familiar high street names, alongside its celebrated Korean food scene, while nearby Raynes Park and Wimbledon provide further shopping, dining and leisure opportunities.

For those who enjoy the outdoors, there is plenty to explore close to home. The expansive green spaces of Sir Joseph Hood Memorial Playing Fields are a local favourite, offering sports facilities, playgrounds and room to stretch your legs. A little further afield, the historic grounds of Morden Hall Park provide riverside walks, open meadows and a welcome escape from the pace of London life. Wimbledon Common and Richmond Park are also within easy reach, bringing acres of woodland, walking routes and beautiful countryside-like scenery to the doorstep of suburban living.

Families are particularly well catered for, with a choice of well-regarded schools across New Malden and the surrounding neighbourhoods, including West Wimbledon Primary School, Coombe Girls' School and Coombe Boys' School. Excellent transport connections extend beyond the railway, with convenient access to the A3 for journeys towards central London, Surrey and the South Coast. It is this balance that makes the area so appealing: the independence of a well-established neighbourhood, the convenience of the capital and an abundance of green space, all within easy reach of home.

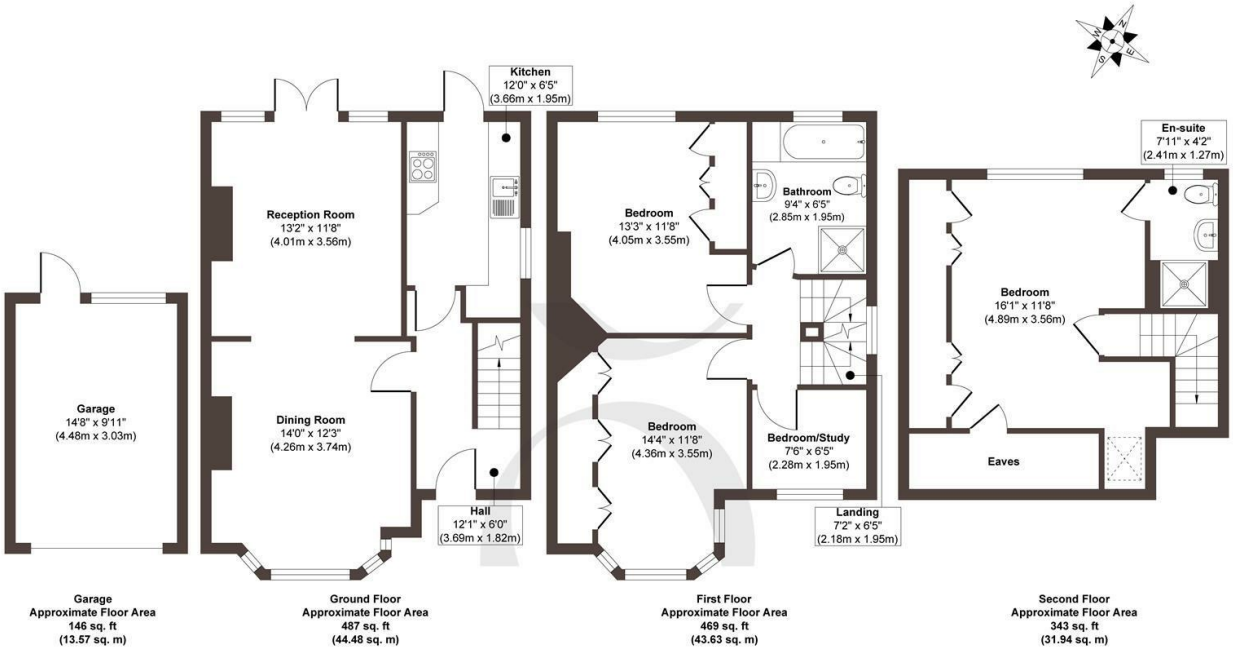












Approx. Gross Internal Floor Area 1445 sq. ft / 133.62 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1299 sq. ft / 120.05 sq. m (Excluding Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

STONE

The *Details*

- *Attractive four bedroom semi-detached family home*
- *Stunning established rear garden with lawn and mature planting*
- *Driveway and garage*
- *5 minute walk to Motspur Park Train Station*
- *Top floor principal bedroom with en-suite shower room & Useful fitted storage and eaves space*
- *Potential to extend or reconfigure, subject to the necessary consents*
- *Local shops, everyday amenities and schools close by*
- *Separate kitchen with direct garden access*
- *Two connecting reception rooms*
- *London rail connections, with Wimbledon and Richmond Park within reach*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

E

STONE

Let's *Talk*

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