



1 Cardinal Crescent

New Malden | Surrey

RENTAL £3,950 PCM

020 8947 9393 | COOMBERESIDENTIAL.COM

1 Cardinal Crescent

New Malden | Surrey | KT3

A spacious four bedroom family home situated in a quiet residential road within the catchment area of excellent local schools. Offering spacious accommodation over two floors, this house has the benefit of a integral garage and off-street parking.



LOCATION

Cardinal Crescent, off Beechcroft Avenue, is situated in a quiet oasis in the heart of Coombeside and is within easy reach of Kingston town centre with its excellent shopping facilities as is the A3 trunk road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at Norbiton provides frequent services to London Waterloo with its underground links throughout the city.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Richmond Park, which is an area of natural outstanding beauty, provides a picturesque setting for picnics, horse riding, jogging or just leisurely walks. Theatres at Richmond and Wimbledon are also popular alternatives to the West End together with an excellent choice of restaurants. There are also numerous schools for all ages, Public and State and International.

ACCOMMODATION COMPRISES

Entrance Hall ♦ Through Reception Room with Gas Fire ♦ Family Room ♦ Kitchen/Breakfast Room with Utility Area ♦ Guest WC ♦ Principal Bedroom with Built-in Wardrobes & En suite Shower Room ♦ Two further Double Bedrooms with Built-in Wardrobes ♦ Single Bedroom ♦ Family Bathroom

AMENITIES INCLUDE

Gas Fired Central Heating & Hot Water ♦ Double Glazed Windows ♦ Private Rear Garden ♦ Integral Garage ♦ Off-street Parking

UNFURNISHED

RENTAL £3,950 PCM

LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING F £3,297.19 PA (2023-24)

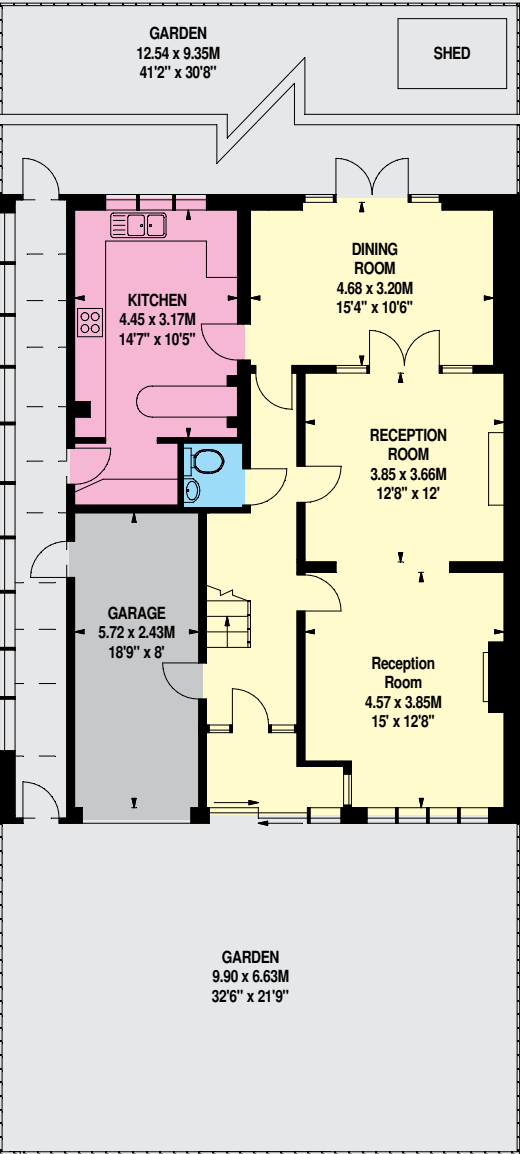
EPC RATING D (63)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

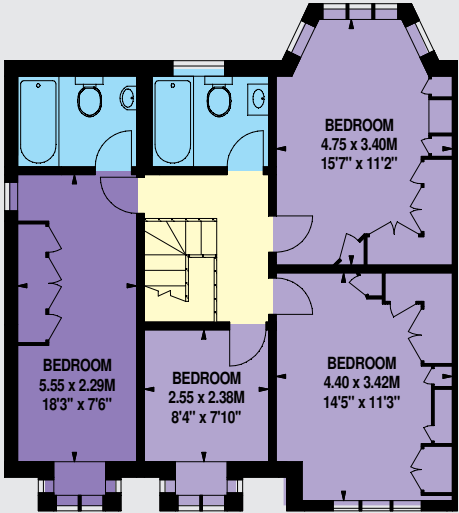


Cardinal Crescent, KT3

Approximate gross internal area
 176 sq m / 1895 sq ft
 (Including Garage)



Ground Floor



First Floor

Floor Plan produced for Coombe Residential by Mays Floorplans ©. Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable

