

Dukes Avenue

New Malden | Surrey

GUIDE PRICE £1,050,000 STC

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Dukes Avenue

New Malden | Surrey | KT3

We are pleased to offer these two newly built four bedroom detached properties, finished to very high standards and offering flexible accommodation over four floors. The above property boasts a ground floor reception room, a study, a lower level kitchen/family room and four bedrooms on the next two floors, with a bathroom and shower room. There is also off street parking and a 60' rear garden. This is a wonderful home for young families looking to be close to local schools and amenities.

Location

Dukes Avenue lies within walking distance of New Malden town centre and is also within easy reach of Kingston town centre with its excellent shopping facilities, from department stores housing concessions found in famous West End Streets and specialized boutiques to a wide range of restaurants. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest train station at New Malden Station with direct trains to London Waterloo is within walking distance, and the 131 and 213 bus route runs along nearby Clarence Avenue to Kingston. The 131 route runs to Wimbledon with its underground links to points throughout the city. The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty easily accessed from Kingston Gate and Ladderstile Gate, provide a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon and Richmond are also popular alternatives to the West End. There are numerous excellent local schools for all ages, private, state, and a variety of international educational establishments, many of which being within walking distance.

Accommodation Comprises

Entrance Hall | Drawing Room | Study | Guest Shower Room | Kitchen/Family Room | Master Bedroom with En suite Shower Room | Three further Bedrooms | Family Bathroom

Amenities Include

Full Gas Fired Central Heating and Hot Water | Underfloor Heating in Some Areas | Wood Flooring to Some Areas | Double Glazing Throughout | CAT5 Electrical System to include Ethernet, TV and Satellite points | BLP 10 Year Guarantee



The Property

The paved driveway with space for several cars leads to the front door, which opens onto the bright entrance hall. This benefits from wood effect flooring and a cloaks cupboard; leading to the front aspect study and the rear facing drawing room, which opens onto the decked balcony with glass balustrade overlooking the rear garden. The fully tiled guest shower room boasts under floor heating and a white suite of low level W.C., a wall mounted wash hand basin with vanity unit below and a fully enclosed shower cubicle with glass door.

An easy rising staircase leads down to the wonderfully bright open plan kitchen/family room, which boasts wood strip flooring with underfloor heating and bi-folding doors opening onto the paved patio. The kitchen benefits from a range of lacquered wall, tall and base units topped with Granite worktop and with Granite upstands, with a one and half stainless steel sinks and a tiled splashback. There is also a peninsular breakfast bar with space for three stools. The integrated range of appliances includes a Bosch oven, microwave, 4-ring induction hob with extractor hood above, an AEG dishwasher, washer/dryer and a fridge/freezer.



From the entrance hall, another easy rising staircase leads up to the first floor, where there are three well-proportioned bedrooms, as well as the fully tiled family bathroom. This boasts a white suite of low level W.C., a wall mounted wash hand basin with vanity unit below and a tiled bath.

On the second floor and under the eaves, there is a generous master bedroom suite, benefitting from a dormer window and two Velux windows flooding the bedroom with light. The fully tiled en suite shower room boasts under floor heating and a white suite comprising a low level W.C., a wall mounted wash hand basin with vanity unit below, and a large walk in wet area with fixed glass screen.

There is access to the under eaves storage cupboards in the master bedroom area, all large enough for storing large items such as suitcases, etc. There is also a cupboard housing the gas central heating boiler and pressurised hot water system.

Outside, the rear patio is paved and provides space for outdoor seating, leading to the fully fenced laid to lawn garden. There is a wooden gate leading to the side of the property providing access to the front driveway.

Terms

Tenure Freehold

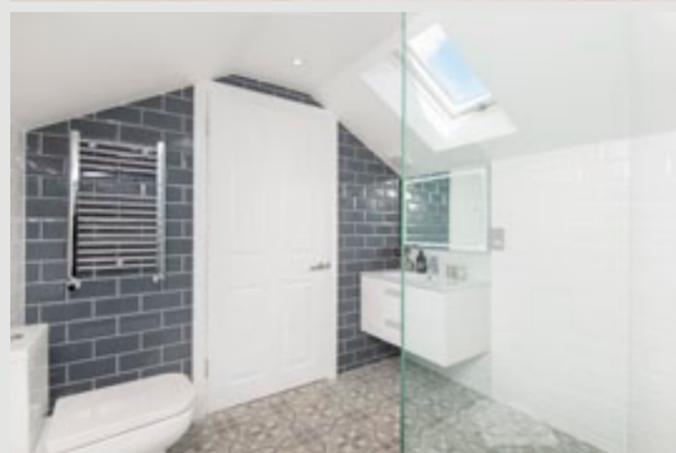
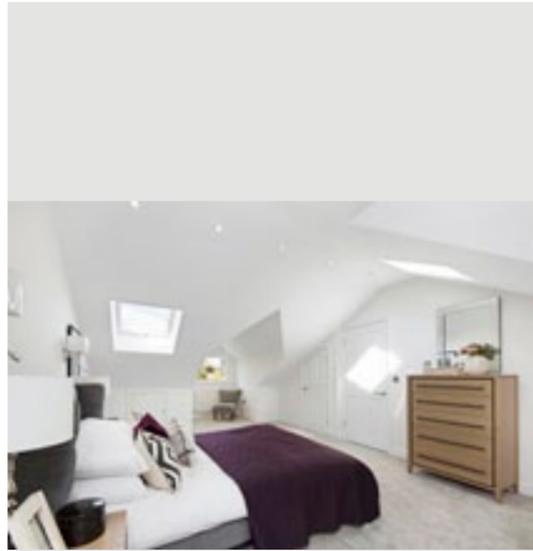
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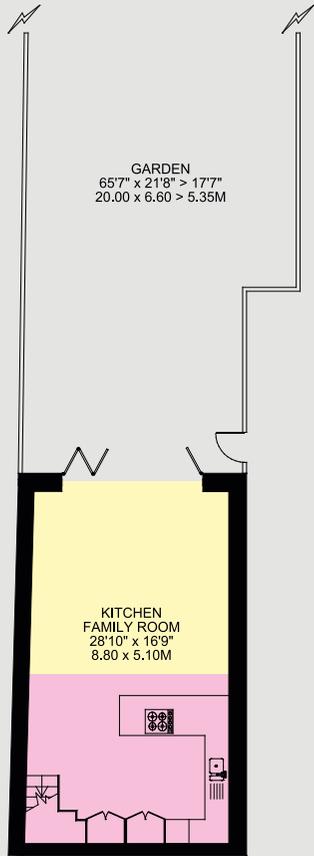
Local Authority Royal Borough of Kingston upon Thames

Council Tax Banding G

EPC Rating C

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.



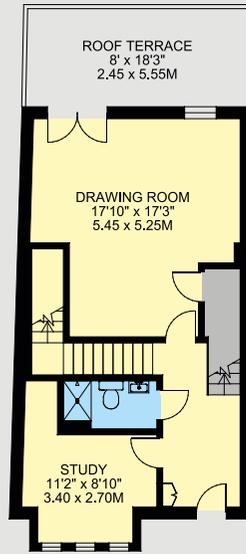


GARDEN
65'7" x 21'8" > 17'7"
20.00 x 6.60 > 5.35M

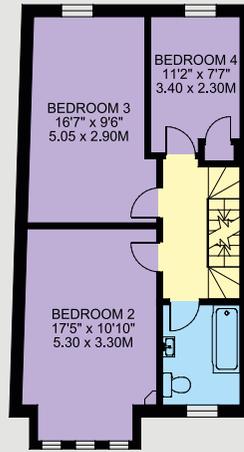
**DUKE'S AVENUE
NEW MALDEN KT3**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2040 SQ.FT. / 189.5 SQ.M.
 APPROXIMATE ADDITIONAL AREAS

= 145 SQ.FT. / 13.5 SQ.M.
**TOTAL AREAS SHOWN ON PLAN
 2185 SQ.FT. / 203.0 SQ.M.**



GROUND FLOOR 582 SQ.FT.

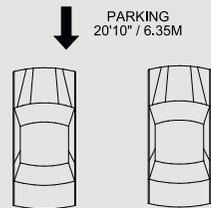


FIRST FLOOR 582 SQ.FT.

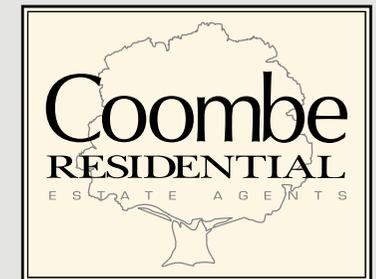


SECOND FLOOR 400 SQ.FT.

LOWER GROUND FLOOR 476 SQ.FT.



PARKING
20'10" / 6.35M



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