

20 Neville Avenue

New Malden, Surrey, KT3 4SN

GUIDE PRICE £1,950,000 SUBJECT TO CONTRACT

We are pleased to offer a spacious detached property which has been extended and fully refurbished to create a modern family home with excellent accommodation arranged over two floors. The property offers a very spacious drawing room, family room, breakfast room and a spacious kitchen with the addition of a ground floor bedroom with an en suite shower room. The first floor further offers five bedrooms with three further bath/shower rooms.

Location

Neville Avenue, within the private Coombe House Estate is within easy proximity of New Malden, Wimbledon and Kingston town Centres, with their excellent shopping facilities. The A3 trunk road is also close by offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest train station at New Malden provides frequent services to Waterloo with its underground links to points throughout the City. The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Richmond Park an area of outstanding beauty, provides a picturesque setting in which to picnic, go horse riding, jogging or just taking a leisurely walk. Theatres at Richmond and Wimbledon are also popular alternatives to the West End and both towns offer an excellent choice of restaurants. There are also numerous schools for all ages, in the private, state sector and International sectors.



20 Neville Avenue

New Malden, Surrey

Accommodation Comprises

Entrance Hall | Drawing/Dining Room | Family Room | Breakfast Room | Kitchen | Utility Room | Guest Cloakroom | Six Bedrooms | Three En suite Shower Rooms | Family Bathroom

Amenities Include

Gas Fired Central Heating & Hot Water | Double Glazed Windows | Forecourt Parking | Security Alarm System | Oak Strip Wood Flooring to Ground Floor | Low Voltage Lighting | Ample Power and HIFI points | Quality Fitted Kitchen with Stainless Steel Appliances | Modern Bathroom Suites | Built-in cupboards to all the Bedrooms

The Property

Approached from the main road via a vast monoblock driveway, with ample off street parking for several cars, and to a solid front door with a glazed panel to the side which opens onto an inviting entrance hall, with ceramic tiled flooring and a cloaks cupboard. The L-shaped hall leads to a small lobby with a large cloaks cupboard, and to the guest cloakroom, with marble tiled floor and a suite comprising a wash hand basin and a WC.

Two sets of double doors in the hall open onto the two reception rooms; the main drawing room benefits from wooden flooring and three sets of large front aspect windows, creating a bright and welcoming space for entertaining. The family room also offers views to the front and leads through a wide opening onto the breakfast room with wood flooring, which in turn opens onto the rear facing kitchen. This is well equipped with a range of lacquered wall and base units, integrated appliances, ceramic tiled flooring and has access to the utility room, with tiled flooring and similar wall and base units. There is access to the rear garden from the kitchen via a set of French doors. Bedroom Six, a bright double bedroom which benefits from being on the ground floor, is rear facing and has a walk in dressing area and en suite shower room.





Back in the Entrance Hall, an easy rising staircase leads up to the first floor, where the master bedroom is, boasting a walk through dressing room with ample built-in floor to ceiling wardrobes and an en suite bathroom. Bedroom Two benefits from a generous and bright en suite shower room, in addition to being well equipped with ample built-in floor to ceiling wardrobes, and being connected by double doors to Bedroom Three, could be used as a nursery. There are two further bedrooms on the first floor both with built-in wardrobes, and a large and bright family bathroom. All bathrooms have marble tiled floors and fully tiled enclosed shower cubicles where available.

Outside, a paved path spans across the rear width which leads also to the side with access to the front garden. There are steps leading up to the elevated main laid to lawn rear garden. Surrounded with mature trees and shrubs, the garden is secluded, quiet and private.

Terms

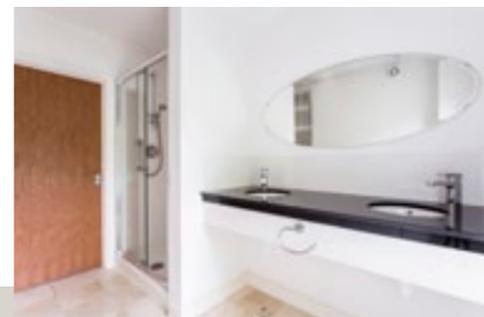
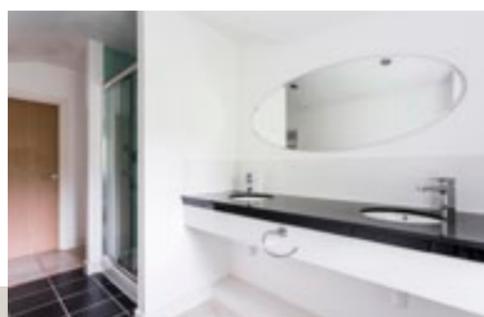
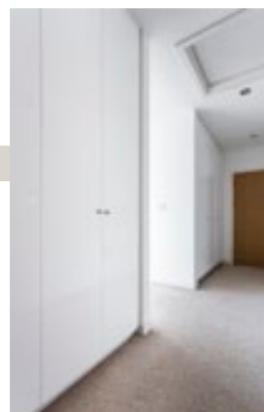
Tenure Freehold

Guide Price £1,950,000 STC

Local Authority Royal Borough of Kingston upon Thames

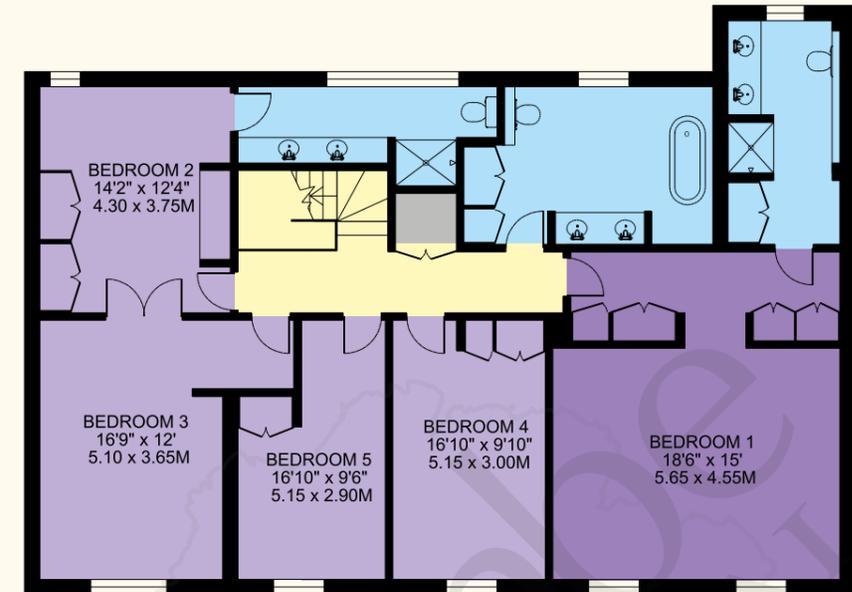
Council Tax Banding

NOTE: Consumer Protection from Unfair Trading Regulations. 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.

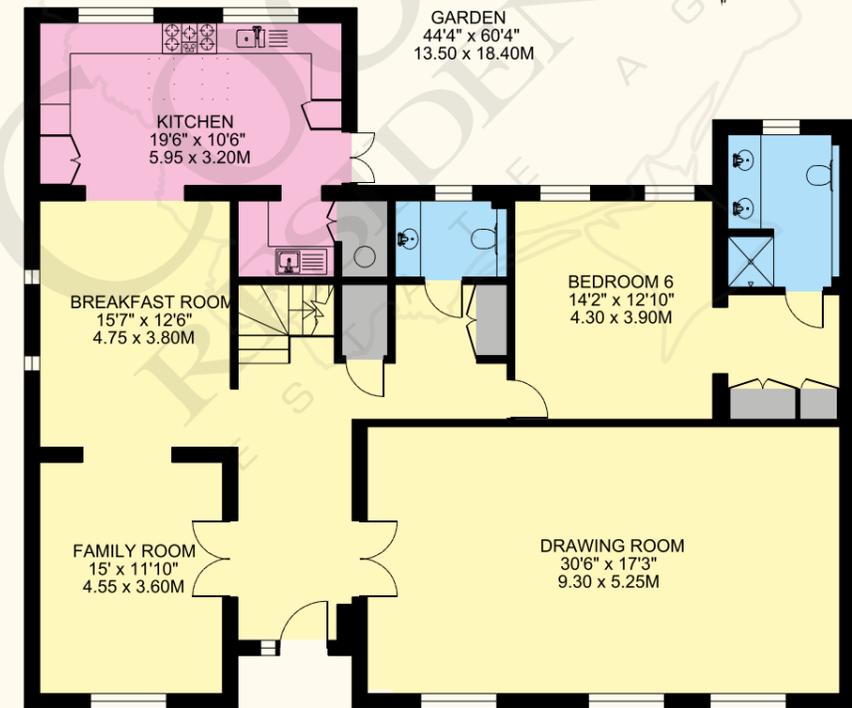




20 NEVILLE AVENUE
 KINGSTON-UPON-THAMES, KT3
 APPROXIMATE INTERNAL AREA - 3,542 SQ.FT / 329.1 SQ.M



FIRST FLOOR 1675 SQ.FT.



↓
 GROUNDS
 19'8" / 6.00M

GROUND FLOOR 1867 SQ.FT.

Energy Performance Certificate

20 Neville Avenue
 KT3 4BN

Dwelling type: Detached house
 Date of assessment: 29 June 2019
 Date of certificate: 29 Jun 2019
 Reference number: 8302-7514-2329-0726-4603
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 317 sq'

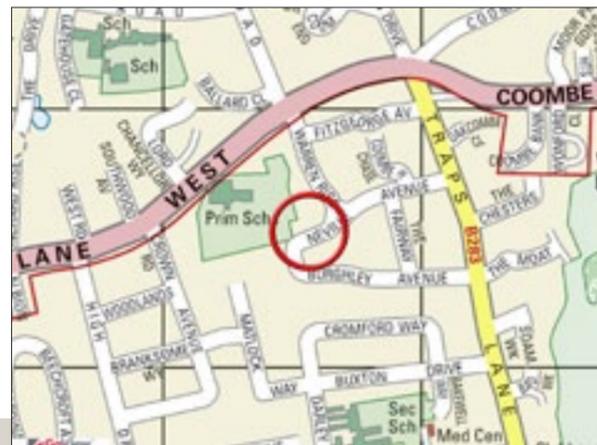
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Environmental impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

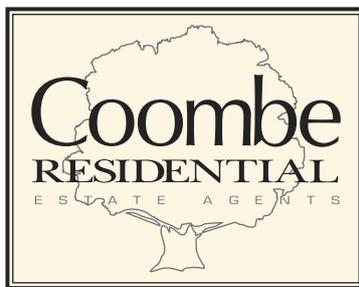
Current Energy Efficiency Rating: **77**
 Potential Energy Efficiency Rating: **81**

Current Environmental impact (CO₂) Rating: **77**
 Potential Environmental impact (CO₂) Rating: **78**

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	121 kWh/m ² per year	111 kWh/m ² per year
Carbon dioxide emissions	9.3 tonnes per year	8.9 tonnes per year
Lighting	£247 per year	£174 per year
Heating	£722 per year	£703 per year
Hot water	£148 per year	£148 per year



COPYRIGHT: PLAN PRODUCED FOR 'COOMBE RESIDENTIAL' BY FLOORPLANNERS 07801 228850
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



020 8947 9393

COOMBERESIDENTIAL.COM

259 COOMBE LANE WIMBLEDON LONDON SW20 0RH

