



Cambridge Avenue

New Malden | Surrey

GUIDE PRICE **£1,550,000 STC**

020 8947 9393 | COOMBERESIDENTIAL.COM

Cambridge Avenue

New Malden | Surrey | KT3

We are delighted to offer this semi-detached six-bedroom property, presented in excellent condition, located on a road conveniently close to New Malden high street and its amenities. This family home benefits from a bright, spacious entrance hall, a spacious drawing room, an open-plan kitchen/breakfast room with access to the rear garden and off-street parking for several cars.





LOCATION

Cambridge Avenue, a tree lined no-through road, 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 meeting the palates from across the world.

The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train station at New Malden is within walking distance, and the 131 and 213 bus route runs along nearby Clarence Avenue to Kingston. The 131 route runs to Wimbledon from which there are frequent services to London Waterloo with its underground links 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 Vestibule
- ◆ Entrance Hall
- ◆ Drawing Room
- ◆ Kitchen/Breakfast/Family Room
- ◆ Utility Room
- ◆ Study
- ◆ Guest Cloakroom
- ◆ Principal Bedroom
- ◆ Five further Bedrooms
- ◆ Family Bathroom
- ◆ Family Shower Room

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating & Hot Water
- ◆ Double Glazing to some windows
- ◆ Rear Garden with Two Garden Sheds
- ◆ Off-street Parking

THE PROPERTY

A gravelled forecourt leads to the covered front door, which opens onto a small vestibule that leads to the study that benefits from built-in cupboards and views to the front of the property.

The ground floor enjoys a 2.73 metre ceiling height, typical of the era of the construction of the property, and this is obvious as one enters through the glazed door that leads to the tiled entrance hall.

The drawing room is entered through another set of glazed doors, and benefits from a large window to the front, wood-strip flooring, a now redundant central fireplace with stone surround, and built-in base cupboards to one side with shelving above, and being South-East facing, is flooded with the morning and early afternoon sun.

A glazed door from the hall opens onto the rear-aspect kitchen/family room; the tiled floor from the hall carries on into this space, and with two bay windows creating two separate areas, the room is thus divided into a kitchen/breakfast area and a family room. The former boasts a range of painted Shaker-style wall and base cabinets, topped with a hardwood worktop to include a French farmhouse sink. There is also a breakfast bar with drawers below and space for three stools. The integrated range of appliances includes a free range oven with a 6-ring gas hob and plater warmer/griddle with extractor fan canopy above, two ovens with grill base and a dishwasher. The splashback is tiled with decorative tiles above the sink area and over the cooker range. There are two further built-in units and shelving. The family room, which boasts a central fireplace with stone surround, and built-in base cupboards to one side with shelving above, offers ample space for seating and a dining table in the bay window, with French doors opening onto the rear garden. A small walk-in utility room off the kitchen area offers space and plumbing for a washing machine and dryer. From the hall, the guest cloakroom is accessed from a door under the stairs.

The easy rising staircase leads up to the first floor with wooden flooring throughout and where four bedrooms are located, as well as a generous family bathroom. The principal bedroom is front facing and offers a range of built-in wardrobes. Bedroom two also benefits from a set of built-in wardrobes and shelving and a large bay window overlooking the rear garden. The two further bedrooms, one with a deep wardrobe, are both single, while the family bathroom, serving this floor, has tiled floor, panelled walls and a white suite comprising a wall-mounted wash hand basin, a low level WC, a free-standing cast-iron bath and a fully-tiled corner wet shower cubicle with glass surround.

The easy rising staircase continues from the spacious landing to two further double bedrooms and a well-appointed shower room, again with quality fittings throughout. The front bedroom has two Velux windows and access to the under the eaves storage space, while the rear bedroom has a Juliet balcony with views over the cricket club grounds.

Outside

A paved patio that spans the full width of the property offers outdoor seating, while the garden is mainly laid-to-lawn, with mature shrubs and two sheds at the back. There is a paved side path leading to the front driveway of the property.

TERMS

TENURE Freehold
GUIDE PRICE £1,550,000 STC
LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING G £3,804.44 PA (2023-24)
EPC RATING D (55)

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, omission 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.



**CAMBRIDGE AVENUE
NEW MALDEN KT3**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 2428 SQ.FT / 225.6 SQ.M.

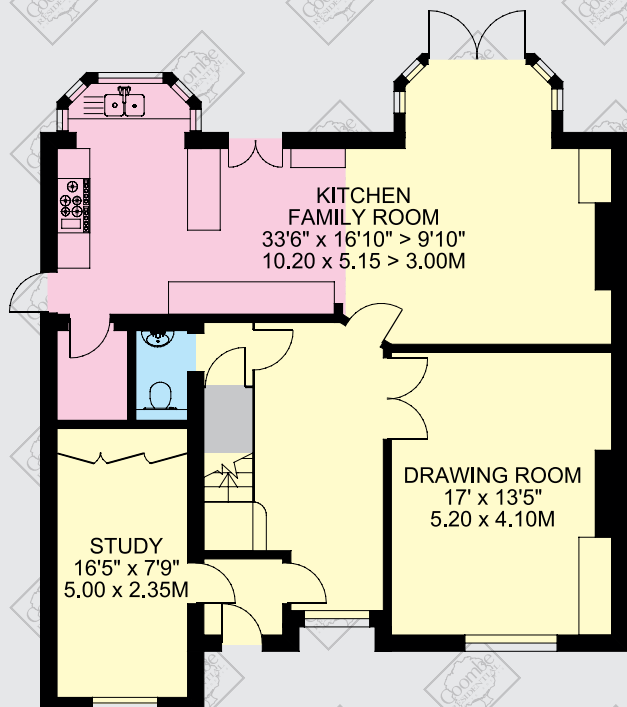
APPROXIMATE ADDITIONAL AREAS

□ = 114 SQ.FT. / 10.6 SQ.M.

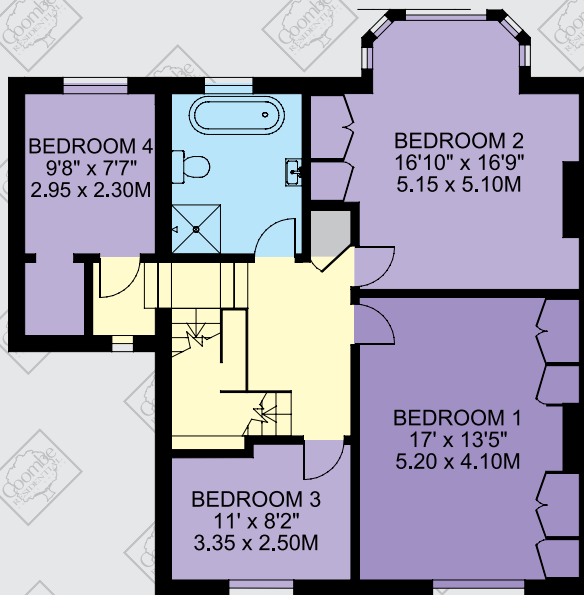
TOTAL AREAS SHOWN ON PLAN
2542 SQ.FT. / 236.2 SQ.M.



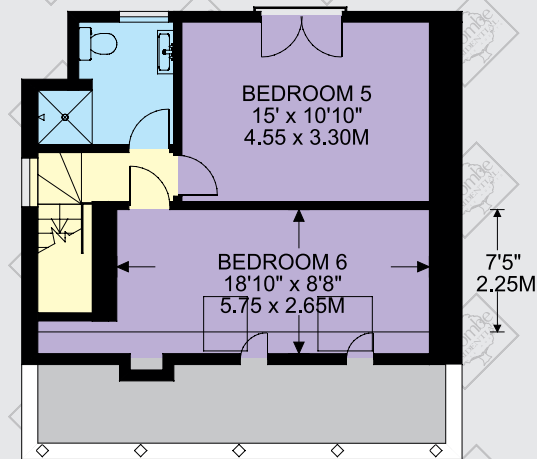
REAR
GARDEN
75'7" x 37'5"
23.05 x 11.40M



GROUND FLOOR 1073 SQ.FT.



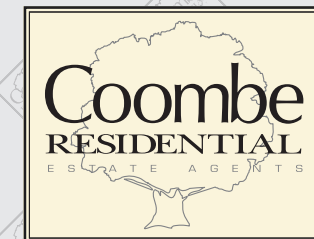
FIRST FLOOR 890 SQ.FT.



SECOND FLOOR 465 SQ.FT.

DRIVEWAY / FRONT GARDEN
32'8" x 41'2"
9.95 x 12.55M

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 | LONDON | SW20 0RH

