

## 26 Cromford Way

New Malden, Surrey

GUIDE PRICE £1,295,000 SUBJECT TO CONTRACT

A four bedroom detached family home situated in this quiet backwater within the favoured area of Coombeside. This property has been thoughtfully extended and offers generous accommodation to both levels. The loft has been transformed to create an ideal study area which is approached from bedroom three.



## 26 Cromford Way

New Malden, Surrey, KT3 3AZ

### Location

Cromford Way is a tree lined road and is conveniently located close to 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 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. The 2,360 acres of Richmond Park, 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 within walking distance, such as Marymount International School for girls, Rokeby School for Boys, Holy Cross prep for Girls and Coombe Hill infants and juniors along Coombe Lane West.



### Accommodation Comprises

Entrance Hall | Drawing Room/Dining Room | Family Room | Guest Cloakroom | Kitchen/Breakfast Room | Utility Room | Study | Three Bedrooms, Two with En suite Dressing & Shower Rooms | Further Bedroom with Loft Study/Play Area | Family Bathroom

### Amenities Include

Gas Fired Central Heating and Hot Water | Alarm System | Double Glazing | Off Street Parking | Front and Rear Gardens

### The Property

Approached across a path through the mature front garden to an arched hand crafted hardwood door to...

**Entrance Hall** Solid Oak wood strip flooring, coving, double radiator panel, understairs cupboard.

**Guest Cloakroom** White suite comprising low level WC with concealed cistern, round wash hand basin with chrome mixer tap inset into marble surface, half marble tiled walls and floor, radiator panel.

**Drawing/Dining Room** Front aspect into bay, Oak wood strip flooring, coving, two encased radiators, Louis 15<sup>th</sup> marble fireplace with granite 'NERO ASUTO' base with gas coal effect, two ceiling roses, and bi-folding glazed doors with sand blasted glass to...

**Family Room** Pitched ceiling with two Velux windows, with low voltage lights, two double radiator panels, two large French doors to paved terrace with glazed side windows, Oak wood strip flooring, arch to breakfast room. Wired for surround sound and overhead projector.

**Kitchen/Breakfast Room** Range of painted wall and base units with glazed display cabinets and granite work surfaces, ceramic tiled splash back, Oak wood strip flooring. 1½ bowl sink with mixer tap and drainer, Whirlpool stainless steel 90cm wide oven, stainless steel Akhavan 5-ring gas hob, extractor fan above, low voltage lighting, space and plumbing for dishwasher and American size fridge/freezer.

**Breakfast Area** Dado rail, double radiator panel, pitched ceiling with Velux window, low voltage lighting, French doors to rear garden and terrace.

**Study** Front views, Oak wood strip flooring, coving, radiator panel, ceiling low voltage lights, wall mounted shelving, access panel to boiler control, door to...

**Utility Room** Wall and base units with tiled splash back, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, ceramic tiled floor, Vaillant gas fired boiler, low voltage lighting, extractor fan.

From the entrance hall, easy rising staircase to...



#### First Floor

**Landing** Window to the side, coving, solid Oak wood strip flooring.

**Family Bathroom** White suite comprising low level WC with concealed cistern, panelled bath with brass mixer taps and hand held shower attachment, marble tiled surround, oval wash hand basin with brass mixer tap inset into marble surface with cupboard below, marble splash back, gold plated heated towel rail, coving, low voltage lighting, marble tiled floor.

**Bedroom One** Into bay, views to front, dado rail, coving, Oak wood strip flooring, double radiator panel, two wall lights, door to...

**En suite Dressing Room** Built-in hanging rail and shelving, coving, Oak wood strip flooring, door to...

**En suite Shower Room** White suite comprising large (1.35m) shower tray with marble tiled surround with two shower heads, low level WC with concealed cistern with marble splash back and oval wash hand basin inset into marble surface with mixer taps with cupboard below. Marble tiled floor, recessed mirror, shavers socket, low voltage lighting, panelled walls, coving, and chrome ladder rack heated towel.

**Bedroom Two** Views to rear garden, coving, Oak wood strip flooring, double radiator panel, door to...

**En suite Dressing Room** Low voltage lights, coving, oak wood strip flooring, door to...

**En suite Shower Room** White suite comprising shower tray with marble tiled surround, low level WC with concealed cistern with marble splash back and oval wash hand basin inset into marble surface with mixer taps with cupboard below. Marble tiled floor, recessed mirror, shavers socket, low voltage lighting, panelled walls, coving, and chrome ladder rack heated towel.

**Bedroom Three** Views to rear garden, coving, Oak wood strip flooring, double radiator panel, steps up to...

**Loft Study/Play Area** Solid Oak flooring, Velux window, door to Megaflow hot water cylinder, four access doors to under the eaves storage.

#### Outside

**Rear Garden** Crazy paved terrace across width of house, large pond with fountain, outside socket, mainly laid to lawn, mature shrubs and bushes, paved side access to front of property.

#### Terms

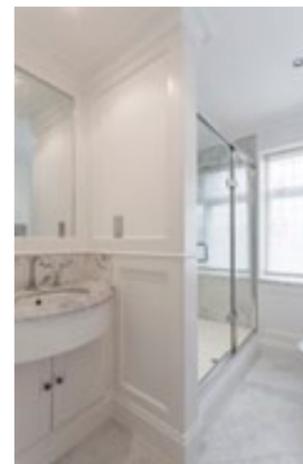
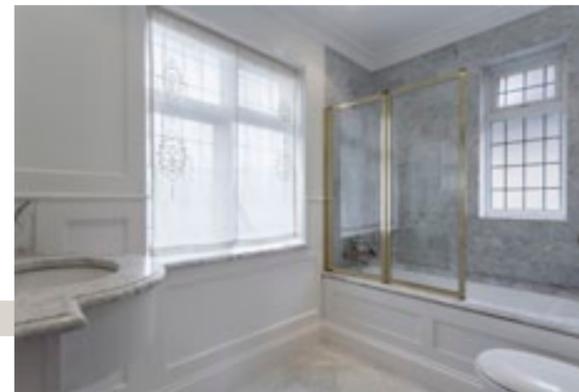
**Tenure** Freehold

**Local Authority** The Royal Borough of Kingston upon Thames

**Council Tax Banding** G

**EPC Rating** D

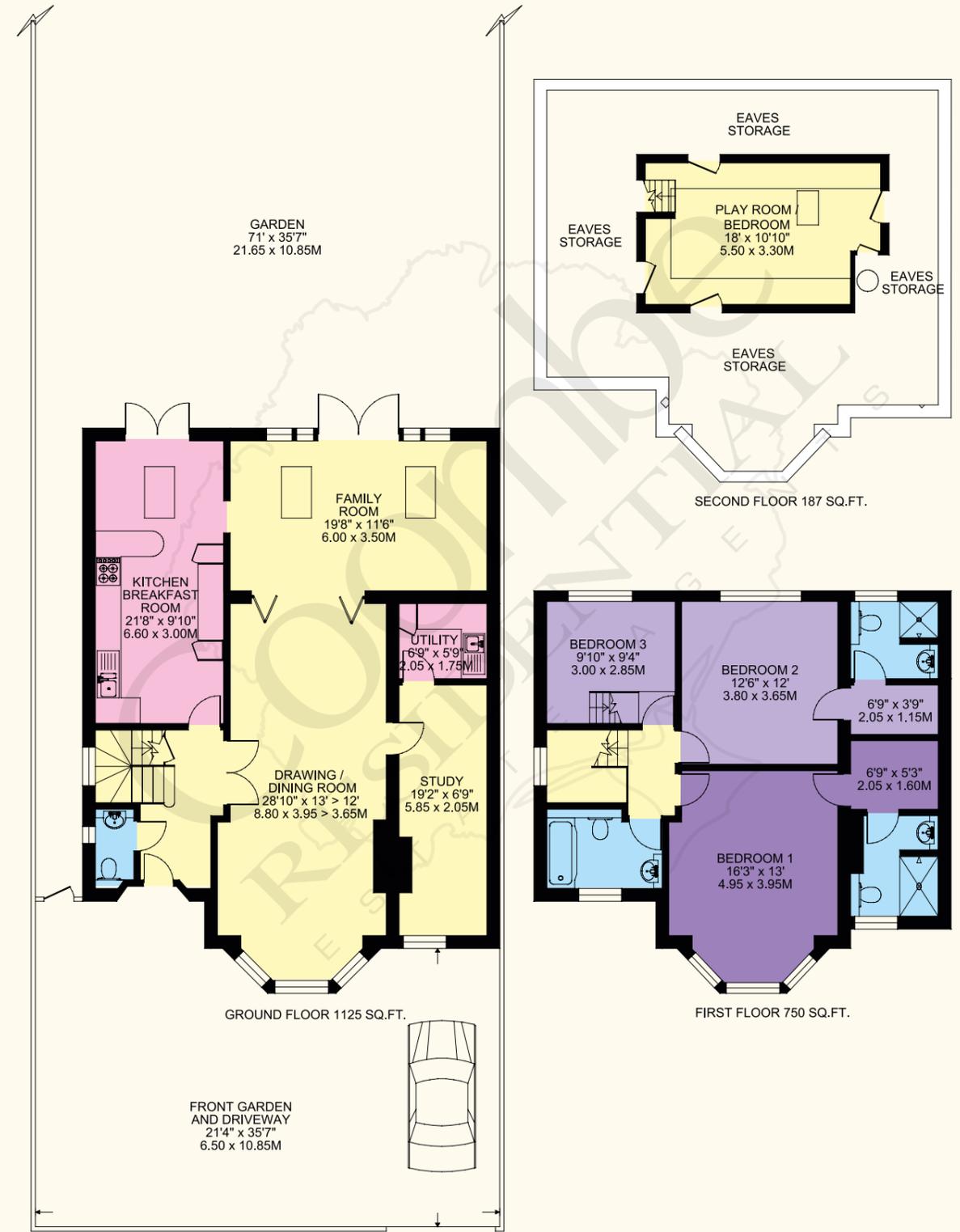
NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. 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.





26 CROMFORD WAY  
NEW MALDEN KT3

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 [Yellow Box] = 2062 SQ.FT / 191.5 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [White Box] = 527 SQ.FT. / 48.9 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2589 SQ.FT. / 240.5 SQ.M.



## Energy Performance Certificate HM Government

**26, Cronford Way, NEW MALDEN, KT3 5AZ**

**Dwelling type:** Detached house      **Reference number:** 2073-4075-6277-4963-7004  
**Date of assessment:** 23 March 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 March 2017      **Total floor area:** 197 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,265</b>
<b>Over 3 years you could save</b>	<b>£ 1,920</b>

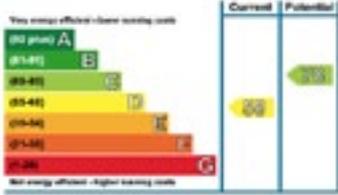
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 415 over 3 years	£ 312 over 3 years	<div style="text-align: center;">  <p><b>You could save £ 1,920 over 3 years</b></p> </div>
Heating	£ 4,353 over 3 years	£ 2,748 over 3 years	
Hot Water	£ 501 over 3 years	£ 265 over 3 years	
<b>Totals</b>	<b>£ 5,269</b>	<b>£ 3,345</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

You energy efficient - lower running costs



Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

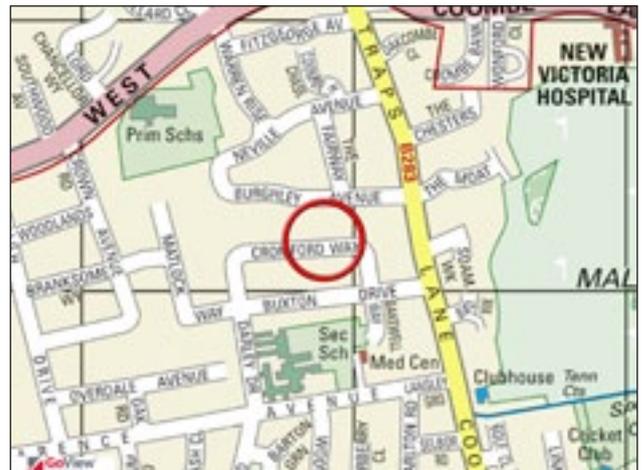
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£ 100 - £300	£ 132	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,080	✔
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 250	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 133 1234 (standard national rate). The Green Deal may enable you to finance your home's energy and cheaper to run.



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