



Beechcroft Avenue

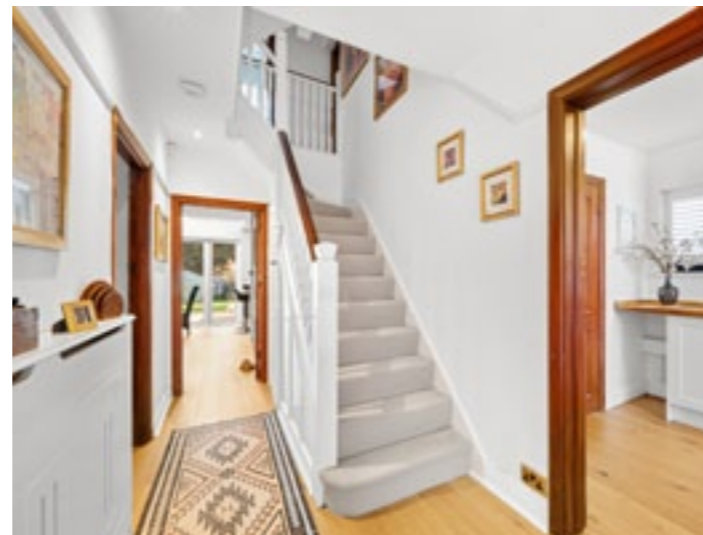
New Malden | Surrey

GUIDE PRICE £1,460,000 STC

Beechcroft Avenue

New Malden | Surrey | KT3

A delightful five-bedroom semi-detached house, within an idyllic area in Coombeside. This family home is offered in very good order throughout, with accommodation spread over three floors, to include a spacious kitchen/dining/family room, separate lounge, utility room to the ground floor with a cloakroom and pantry. Furthermore, it boasts a mature, secluded rear garden with a partially pergola-covered, decked terrace with hot tub, mature shrubs to the perimeter and off-street parking at the front.



LOCATION

Beechcroft Avenue, a quiet oasis within what we all call Coombeside is located in an enviable location close to a variety of convenience stores on the Triangle and a great Lebanese restaurant, is within easy walking distance to Norbiton train station giving fast access to London Waterloo, the #57 and #213 bus routes. The immediate area offers a wealth of schools with drop-off points for a wider selection of schools further afield within the surrounding roads.

The location is equidistant between Kingston and Wimbledon town centres, both offering first class shopping and dining opportunities. Richmond Park, offering over 2,638 acres of outstanding natural beauty is within a short stroll, and accessed via Kingston gate at the end of Queens Road, off Kingston Hill. Coombe Lane West, leads into Kingston town centre and towards Raynes Park and Wimbledon town centre. Both town centres include a wide variety of restaurants, boutiques, a varied selection of shops, department stores, leisure and entertainment facilities.

ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Living Room
- ◆ Open Plan Kitchen/Dining/Family Room
- ◆ Pantry
- ◆ Utility Room
- ◆ Guest Cloakroom
- ◆ Principal Bedroom with En suite Shower Room
- ◆ Four further Bedrooms
- ◆ En suite Shower Room to Bedroom Two
- ◆ Family Bathroom

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating & Hot Water System
- ◆ Landscaped Rear Garden
- ◆ Double Glazed Windows
- ◆ Plantation Shutters to most Windows
- ◆ Wood Strip Flooring to most of Ground Floor
- ◆ Modern Bathroom Suites
- ◆ Decked Patio with Pergola over Hot Tub
- ◆ Off-street Parking for Two Cars



THE PROPERTY

Approached across a monoblock-paved forecourt, with off-street parking for two cars with shrubs to the surround and a side gate giving access to the rear garden. The property benefits from UPVC windows and doors with outside lighting to both the front and rear gardens. A solid door with frosted side windows lead into a part-tiled entrance hall, with wood strip flooring running through most of the ground floor.

The easy-rising staircase leads to the first floor, where four bedrooms are located, two of which benefit from large bay windows, whilst bedroom two, with two windows to the front, boasts a part-tiled en suite shower room, with a modern suite of wash hand basin, WC and a fully-tiled, enclosed shower cubicle. The fully-tiled family bathroom offers a modern suite comprising a wash hand basin with vanity unit below and mirrored cupboard above, a WC with concealed cistern and bath with glazed door.

The front-aspect living room, with a large bay window to the front, is bright and boasts a fireplace flanked by built-in base cupboards and shelving above.

The easy-rising staircase leads further to the second floor, where the principal suite is located. The double-aspect bedroom boasts fitted wardrobes to one wall, views over the rear garden through a large window with plantation shutters and access to the deep under-eaves storage area. The en suite shower room, fully-tiled and boasting a modern suite, comprises a wash hand basin with vanity below and mirror above, a WC and fully-enclosed shower cubicle.

The rear-aspect kitchen/dining/family room, an area for the whole family to meet, is well-lit via three Velux windows and a set of bi-folding doors which opens the dining/family room onto the rear patio and garden beyond. This area benefits from a wall of built-in shelving to incorporate an alcove with a base cupboard and shelves above, as well as space for a TV screen. The kitchen, double-aspect with a window to the side of the property, offers a wooden range of base and glazed-fronted wall units, a Granite worktop with a Granite splashback and double-sink with mixer taps and a breakfast-bar peninsula with storage below and space for three stools. The range of appliances includes an induction hob with extractor fan above and double ovens below, a dishwasher and American-style fridge/freezer. There is a glazed door to the recently created pantry.

Outside, the property enjoys a decked patio across the width of the rear of the property, with a pergola covering part of it where a hot tub has been installed. Steps lead down to the mature, secluded garden, mainly laid to lawn, and with a garden room at the rear. There is side access to the front of the property via a gate.

TERMS

TENURE Freehold
GUIDE PRICE £1,460,000 STC
LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING F £3,245.24 (2023-24)
EPC RATING C (71)

The current owners have also recently created a spacious, front-aspect utility room to the ground floor, which is bright with natural light. It benefits from wooden flooring and a range of base, wall and tall painted units, a wooden worktop with sink and mixer tap as well as space and plumbing for a washing machine and dryer. The part-tiled guest cloakroom is accessed through the utility and offers a modern suite comprising a wash hand basin and WC.

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.



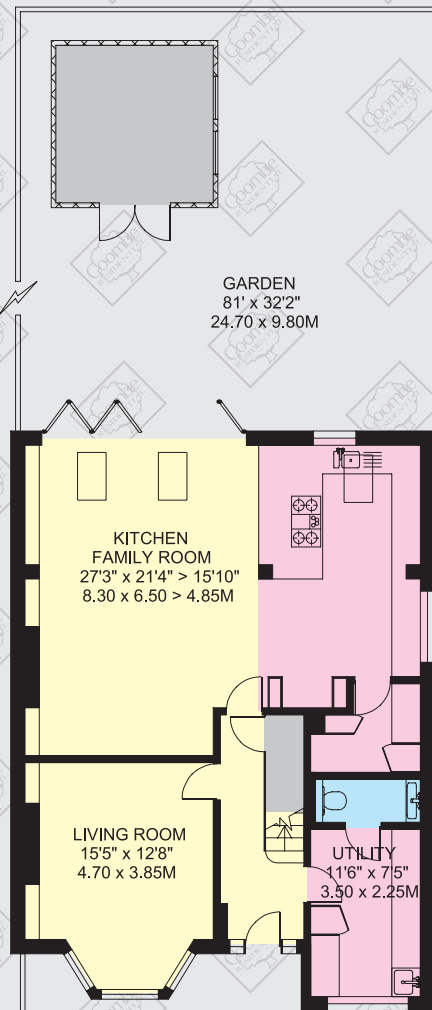


**BEECHCROFT AVENUE
NEW MALDEN KT3**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 1996 SQ.FT / 185.4 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ▨ = 430 SQ.FT. / 40.0 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2426 SQ.FT. / 225.4 SQ.M.

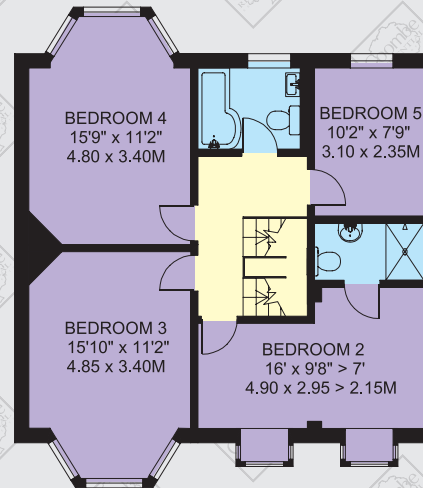


GARDEN
 81' x 32'2"
 24.70 x 9.80M

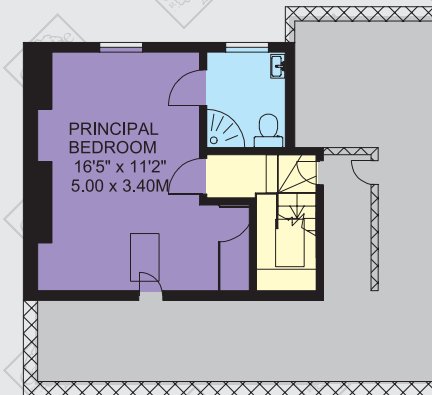


GROUND FLOOR 978 SQ.FT.

PARKING
 15'2" x 32'2"
 4.60 x 9.80M



FIRST FLOOR 722 SQ.FT.



SECOND FLOOR 296 SQ.FT.

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