

# Badgers Walk

New Malden | Surrey

GUIDE PRICE **£1,299,000 STC**

[WWW.COOMBERESIDENTIAL.COM](http://WWW.COOMBERESIDENTIAL.COM)



## Badgers Walk

New Malden | Surrey | KT3

We are delighted to offer for sale this fully renovated, contemporary detached family home located off Traps Lane on a quiet and private cul de sac, which benefits from 5 bedrooms, two bathrooms (one en-suite) plus ground floor cloak-room, an open plan drawing/dining room with stunning views over the golf course. The property has been the subject of extensive renovations to include new flooring throughout, newly installed triple glazed aluminium windows, new kitchen and bathrooms, a newly created utilities cupboard and re-wiring. This outstanding house is ready to move into and will suit all those seeking a property that requires no further work.

### Location

Badgers walk is ideally located in a quiet cul de sac off Coombe Road within an easy walk to New Malden mainline station and the High Street. Richmond Park is also close with its beautiful open spaces. Wimbledon is a twelve minutes car drive away and Kingston town centre is a ten minute drive with its array of shops and restaurants. The train station at New Malden provides frequent services to Waterloo with its underground links to points throughout the City, the nearest tube station is Wimbledon. The immediate area offers a wide range of recreational facilities including three golf courses, indoor and outdoor tennis, squash clubs, ten pin bowling, and many swimming pools.

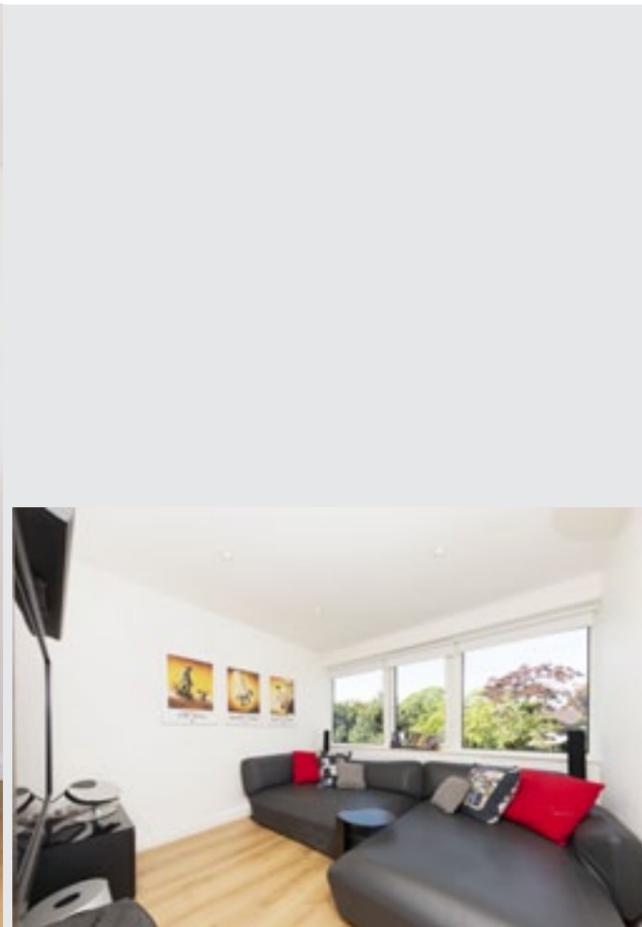
### Accommodation Comprises

Entrance Lobby | Drawing Room | Dining Room | Newly Installed Kitchen | Guest Cloakroom | Five Bedrooms | Two New Bathrooms (One En suite) | Utility Cupboard

### Amenities Include

Gas Fired Central Heating & Hot Water | Security Alarm | Triple Glazed Aluminium Windows | Newly Re-wired | Front & Rear Gardens | Off Street Parking





**The Property**

Approached over a paved path leading to the front door and a forecourt with off street parking for two cars. The front door opens onto a small lobby, with industrial laminate wood effect flooring throughout. Fitted white unit comprising cupboards and drawers for storage. From the lobby, there is access to a ground floor double bedroom, with skylight and en suite shower room.

The entrance hall opens up onto the open plan drawing/ dining room, with uninterrupted views of the golf course through two sets of floor to ceiling French doors. There is a small partial wall separating the two reception areas. The ground floor also benefits from a guest cloakroom.

The kitchen has views over the front, and benefits from a newly installed Ikea kitchen with a wide range of wall and base units with marble work tops. Integrated appliances include a multi-function oven, induction hob with extractor hood above, sink, dishwasher and space for fridge freezer.

The spiral staircase leads up to the first floor landing, with Oak woodstrip flooring, an obscure glass window to the side of the property and a utility cupboard with plumbing for a washing machine and dryer. There are four bedrooms on the first floor, all with wide windows offering stunning views over the golf course to the two rear bedrooms. Three bedrooms benefit from built-in wardrobes and wall mounted shelving. The family bathroom, with tiled walls and floor, has a white suite comprising a bath, W.C. and wash hand basin inset into a vanity unit. Access to the loft is from bedroom two.

Rear Garden: 118' x 51'6" (36 m x 15.7 m) With a wonderful aspect towards the golf course. The garden is mainly laid to lawn with a terrace across the rear width with a path leading to the front. Mature shrubs, bushes and trees, to one side and shed to the other.

This house is ready to move into and in a sought after location.

**Terms**

Tenure Freehold

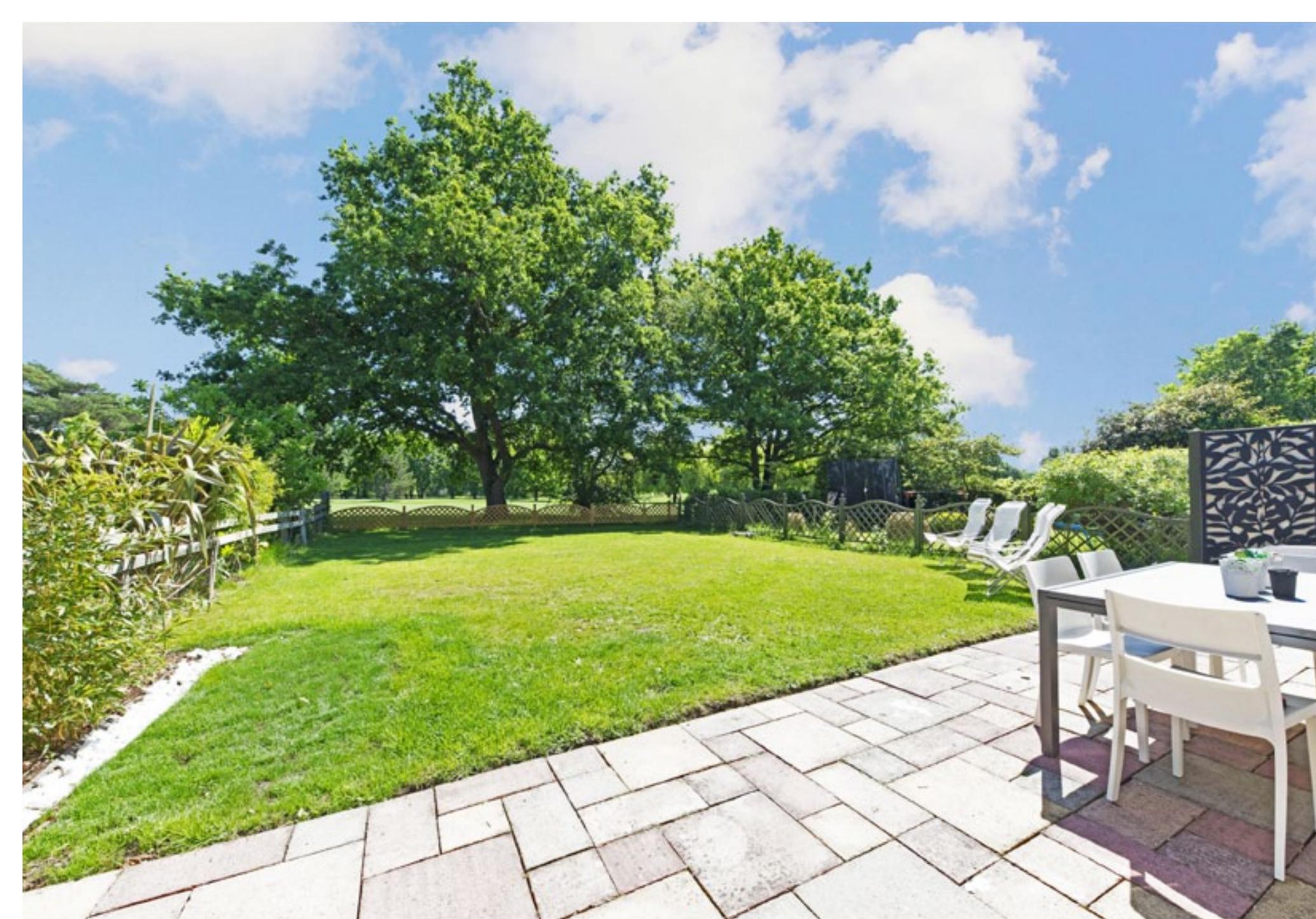
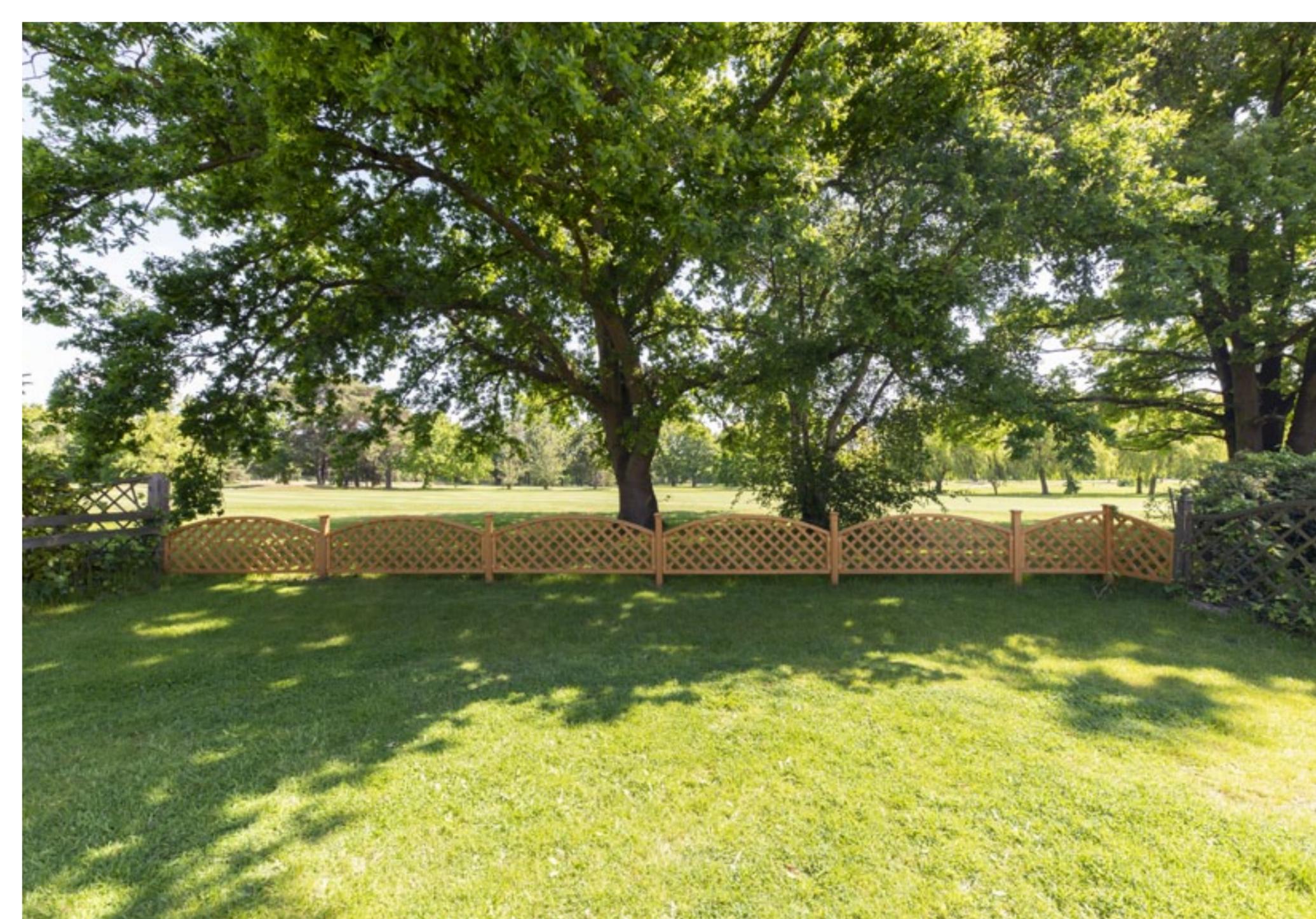
Guide Price £1,299,000 STC

Local Authority Royal Borough of Kingston upon Thames

Council Tax Banding G

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.



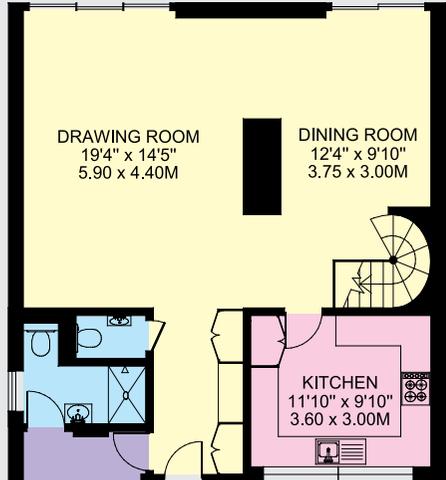


**9 BADGERS WALK  
NEW MALDEN**

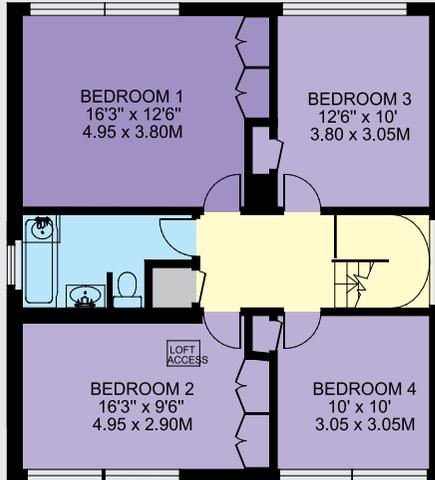
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1707 SQ.FT / 158.6 SQ.M.



**GARDEN**  
55' x 35'  
16.75 x 10.70M

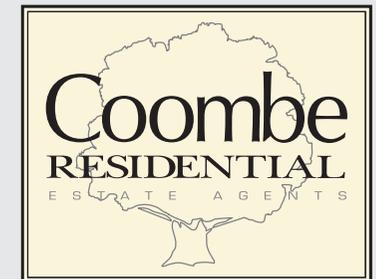
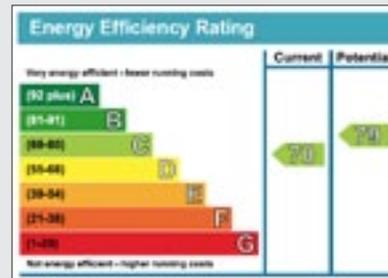
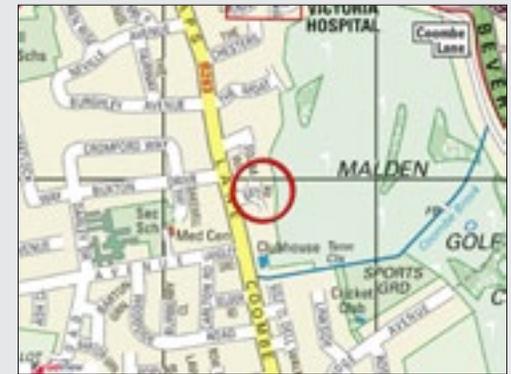


GROUND FLOOR 917 SQ.FT.



FIRST FLOOR 790 SQ.FT.

**OFF STREET  
PARKING**  
25'3" x 8'  
7.70 x 2.45M



**020 8947 9393**

COOMBERESIDENTIAL.COM

259 Coombe Lane Wimbledon London SW20 0RH

COPYRIGHT: PLAN PRODUCED FOR "COOMBE RESIDENTIAL" BY FLOORPLANNERS 97861 22850  
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

