

## Lynton Road

New Malden | Surrey

GUIDE PRICE £1,495,000 STC

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## Lynton Road

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We are pleased to offer this immaculately presented detached period house located on one of the sought after roads in New Malden. The property boasts generous accommodation spread over three floors; three reception rooms, a kitchen/breakfast room with views onto the landscaped rear garden, a utility room and a guest cloakroom on the ground floor. On the first floor, there are four bedrooms, one with an en suite shower room and a large family bathroom; the fifth bedroom, together with its en suite shower room is located on the second floor.

### Location

Lynton Road is within easy reach of New Malden British Rail Station which has fast access to Wimbledon and Waterloo. New Malden town centre is also within walking distance, offering a choice of shops and supermarkets; there are also a number of excellent schools located nearby. The A3 trunk road is close by offering fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network. 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, area of outstanding beauty is 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

### Accommodation Comprises

Entrance Hall | Drawing Room | Dining Room | TV Room | Guest Cloakroom | Kitchen/Breakfast Room | Utility Room | Master Bedroom with En suite Shower Room | Four further Bedrooms, One with En suite Shower Room | Family Bathroom

### Amenities Include

Gas Fired Central Heating & Hot Water | Fully Double Glazed Windows | Thermostatic Valves on all Radiators | Water Softener | Filter for Drinking Water | Garden Irrigation | Integral Garage | Forecourt Parking for several cars



### The Property

Approached across a paved forecourt with a driveway for one car leading to a single garage, and to a covered portico to a half glazed door flanked by glazed panels, opening to...

**Entrance Hall** Wood flooring, coving, picture rail with panelled walls, encased radiator panel, deep double sided cloaks cupboard accessible from utility room as well.

**Dining Room** Front aspect, cast iron gas fireplace with wood surround circa 1920s, wood flooring, coving, picture rail with wood panelled walls, radiator panel.

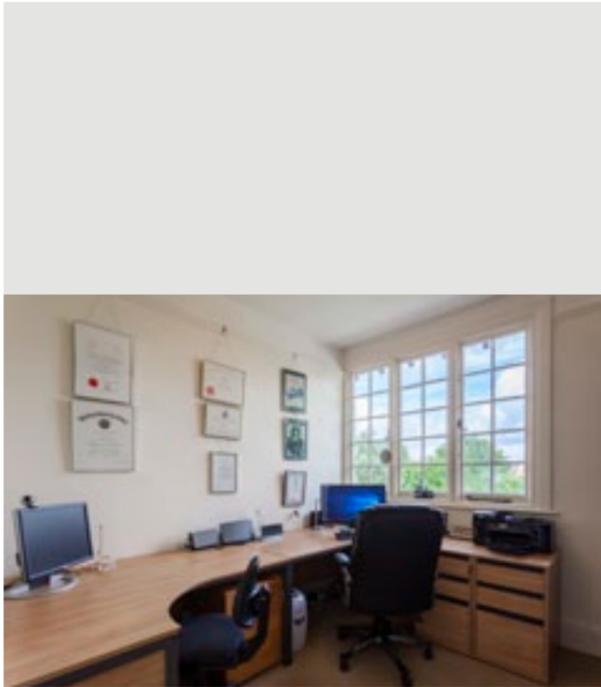
**Drawing Room** Triple aspect room with French doors to rear garden, cast iron gas fireplace with wood surround into recess with wood panelled walls, wood flooring, wood panelled ceiling, coving, two wall lights, dado rail, double radiator panel.

**TV Room** Front aspect with bay window, coving, picture rail, coal effect fireplace with tiled surround, double radiator panel.

**Kitchen/Breakfast Room** Range of wall and base units with Granite worktop and tiled splash back, inset with a stainless steel sink with mixer tap and drainer. Range of integrated appliances includes double ovens, microwave, Bosch dishwasher, 4-ring gas hob with brushed stainless steel Ikea extractor fan and a free standing American style fridge freezer. Double aspect with views to rear garden, wood flooring, double radiator panel, door to...

**Utility Room** Range of wall and base units with laminate worktop inset with stainless steel sink with mixer tap, tall unit housing boiler, space and plumbing for Zanussi washing machine and tumble dryer, one part tiled wall, deep larder unit with shelving and window to side, door to cloaks cupboard accessible from entrance hall, door to side of property.

**Guest Cloakroom** White suite comprising low level W.C. with high level cistern, wall mounted wash hand basin with mixer taps. Chrome ladder rack heated towel rail, understairs cupboard housing meters, wall light.



From Entrance Hall, easy rising staircase to...

#### First Floor

**Landing** Window to front, linen cupboard, coving, picture rail, encased radiator panel.

**Master Bedroom** Front aspect, fitted range of drawers, base cupboards and part glazed wardrobes, coving, picture rail, double radiator panel, door to...

**En suite Shower Room** White suite comprising low level W.C., countertop wash hand basin with mixer tap, inset into a wooden base unit with mirror above, fully tiled corner shower cubicle with glass surround and sliding door, mixer tap, hand held shower attachment and fixed shower above, Ceramic tiled floor and part/half tiled walls, low voltage lights, chrome ladder rack heated towel rail, extractor fan and shaver socket.

**Bedroom Two** Rear aspect, coving, picture rail, fitted range of furniture comprising wardrobes, workstation, shelving unit, headboard and side tables. Double radiator panel.

**Bedroom Three** Rear aspect, fitted range of furniture comprising two workstations, two built-in cupboards, coving, picture rail, double radiator panel.

**Family Bathroom** White suite comprising low level W.C., pedestal wash hand basin with mixer taps and wall mounted mirror above, free standing bath with mixer taps and hand held shower attachment, fully tiled corner shower cubicle with mixer tap, hand held shower attachment and glass surround. Ceramic tiled floor and half tiled walls, low voltage lights, chrome ladder rack heated towel rail.

**Bedroom Four** Front aspect, fitted range of wardrobes, coving, picture rail, double radiator panel.

From Landing, easy rising staircase to...

#### Second Floor

**Landing** Door to timber clad walk-in storage room with light.

**Bedroom Five** Front aspect via dormer window, part coving, low voltage lights, double radiator panel, loft access, door to under the eaves cupboard, further door to deep storage, door to...

**En suite Shower Room** White suite comprising low level W.C., wall mounted wash hand basin with mixer tap, with mirror above, fully tiled corner shower cubicle with glass surround and sliding door, mixer tap, hand held shower. Ceramic tiled floor and half tiled walls, low voltage lights, chrome ladder rack heated towel rail, extractor fan and shaver socket.

#### Outside

**Garden** Both front and rear gardens have been designed professionally by landscape designer Tim Hughes. The secluded 130' deep rear garden is accessible from the drawing room; a few steps down to a tiled patio with flower beds, to mainly laid to lawn area with mature trees, such as a 30' high Eucalyptus tree, Apple trees and shrubs. There is a timber cabin which could be used as a playroom or for storage. At the back of the garden is a shed. There is a side access to the front of the property to one side also leading to outdoor storage room; on the other, an alleyway leads to the garage.

**Garage** Single garage with up and over doors.

#### Terms

**Tenure** Freehold

**Guide Price** £1,495,000 STC

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

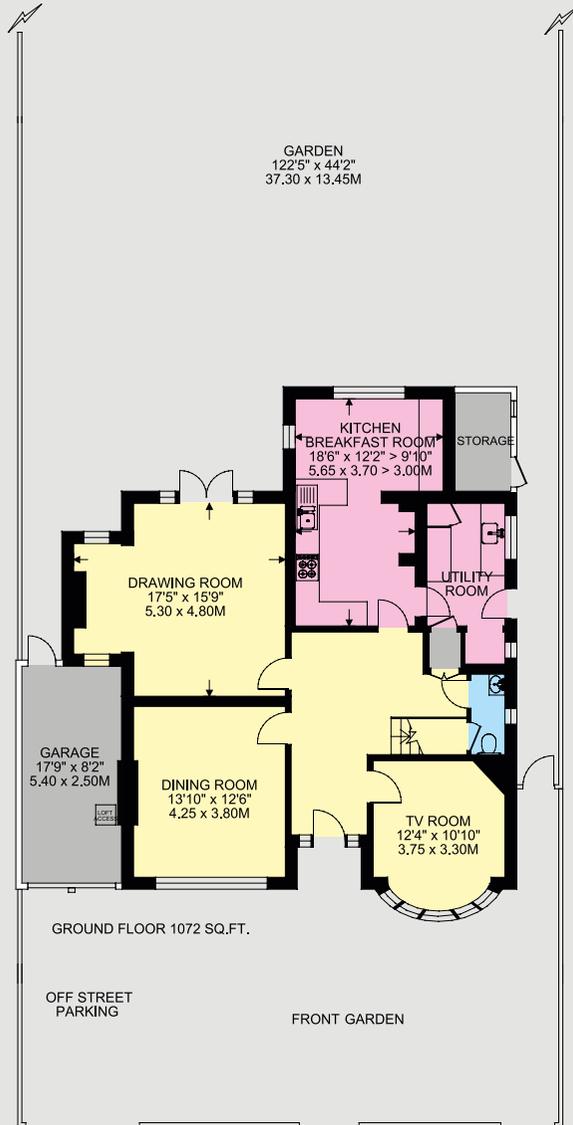
**Council Tax Banding**

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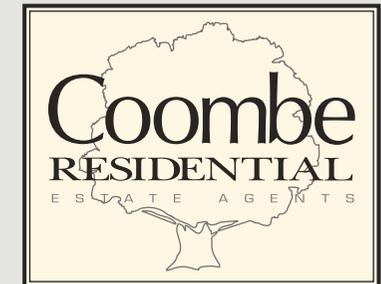
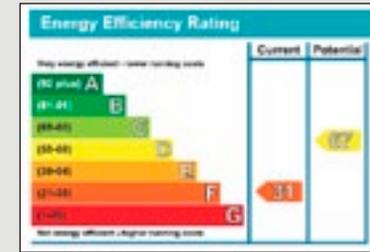
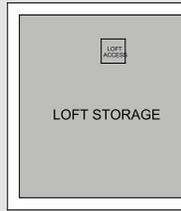
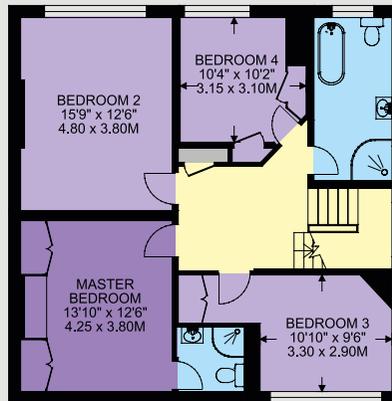
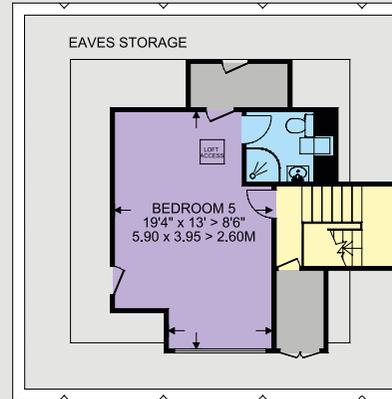


**LYNTON ROAD  
NEW MALDEN KT3**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 [Symbol] = 2387 SQ.FT / 221.7 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [Symbol] = 965 SQ.FT. / 89.6 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 3352 SQ.FT. / 311.4 SQ.M.



GARDEN  
 122'5" x 44'2"  
 37.30 x 13.45M



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