

Traps Lane

New Malden | Surrey

RENTAL £7,995 PCM

Traps Lane

New Malden | Surrey | KT3

A wonderful four double bedroom, family home that has been upgraded to offer modern living situated in grounds of just under ½ an acre over two floors with the benefit of a completely self-contained annexe as an area of independent living, great for the living in parents, staff or as a home office. This wonderful family home benefits from a new front perimeter wall with a remote controlled sliding wrought iron gate and separate pedestrian gate, CCTV cameras, new outside lighting and forecourt parking for approximately six cars.



LOCATION

Traps Lane lies equidistant between Kingston and Wimbledon town centres yet is within easy walking distance to New Malden Town centre. Both Kingston and Wimbledon have excellent shopping facilities, from department stores housing concessions found in famous West End streets and specialised boutiques to a wide range of restaurants meeting the palates from across the world. New Malden a mere walking distance offers a selection of restaurants and cafés and is great for the immediate needs. The A3 road offers fast access to central London and both Gatwick and Heathrow airports via the M25. The nearest British Rail train station at New Malden is also within walking distance and the 57 bus runs a 24/7 service along nearby Coombe Lane West to Wimbledon from which there are frequent services to London Waterloo with its underground links to points 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 natural beauty, is easily accessed from Kingston Gate and Ladderstile Gate. Providing a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk. Theatres at Wimbledon, Kingston and Richmond are also popular alternatives to the West End. The immediate area offers a wealth of schools, many of which are within walking distance to Traps Lane, Coombe Girls, Coombe Hill Infants to Marymount International, Rokeby and Holy Cross prep with many more further afield by school bus pick up points.





ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Drawing Room
- ◆ Dining Room
- ◆ Family Room
- ◆ Kitchen/Breakfast Room
- ◆ Utility Room
- ◆ Two Cloakrooms
- ◆ Principal Bedroom Suite with Dressing Room and En suite Shower Room
- ◆ Three further Bedrooms
- ◆ Family Bathroom
- ◆ Self-contained Annexe with Shower, Kitchenette, Living Area & Sleeping Area with vaulted ceiling

AMENITIES INCLUDE

- ◆ Gas Fired Central Heating and Pressurised Hot Water System
- ◆ CCTV Cameras
- ◆ Secure Remote Controlled Gate to Mono Block Paved Forecourt with New Pedestrian Gate
- ◆ Rear Terrace across width of the House

THE PROPERTY

On entering the house, one steps into a spacious vestibule, with wall to wall, full height glazed side panels to both sides, which fill the space with natural light. With wood flooring that runs into the next room, and panelled ceiling with down lighters, this opens onto the part-panelled entrance hall. The front aspect reception room, accessed through a door to the right, benefits from an impressive Art Deco marble effect fireplace with brass surround, which creates a focal point to the seating area. This space opens up to the dining room, this having a rear aspect with views over the rear garden and access to the rear patio via sliding French doors and a further side glazed door. Both reception rooms carry on with the panelling theme to the walls, and offer a great space for entertaining.

From the entrance hall, double doors lead to the front aspect family room, benefitting from a large bay window with an encased radiator below, two built-in cloaks cupboards and access to the kitchen/breakfast room and the useful utility room. The kitchen boasts a wide range of custom built hand painted wall and base units, with two sinks inset into a Granite worktop and integrated appliances to include double ovens, dishwasher, hob and built-in fridge and freezer. The triple aspect kitchen also benefits from being flooded with natural light and leads to the fully panelled breakfast area which has access to the rear patio via a set of French doors. There is also direct access to the adjacent dining room which is very practical. There is also a guest cloakroom, located under the main staircase and with access to further storage underneath.

An easy rising staircase leads to the first floor level, where the principal bedroom suite, three further bedrooms, a family bathroom and a separate WC are located. The principal bedroom suite offers views to the front, and boasts a walk-in dressing room, fully equipped with hanging, shelves and drawers for storage. It also

benefits from having natural daylight. There is also a modern fully tiled en suite shower room, with twin wash basins, WC and bidet, and a fully enclosed shower cubicle. There is fitted furniture in two of the bedrooms, offering storage and desk spaces, and all benefit from views over the rear garden. The modern fully tiled family bathroom boasts a wash basin, toilet, bath and a spacious walk-in shower cubicle. There is also a useful separate WC with sink. Loft access is from the landing.

Outside

The property is set within grounds of approximately ½ an acre with an East, South and Westerly aspects with the garden flanked by neighbouring gardens. This fabulous family home leads out onto the Indian sandstone terrace which spans the rear width of the house to offer excellent entertaining areas with steps leading down to the first lawn, bordered by mature shrubs. A paved path leads to the garden room and hedges which separate the various tiers of the rear garden. The second section of the garden is flanked by mature trees to a secondary play area, with a climbing frame, swing and slide. The garden is mainly laid to lawn, and offers tremendous opportunities to develop the land subject to the usual planning consents. (A presentation is available for view which is being submitted for planning).

AVAILABLE MARCH 2024

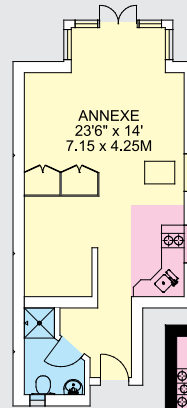
UNFURNISHED
 RENTAL £7,995 PCM
 LOCAL AUTHORITY Royal Borough of Kingston upon Thames
 COUNCIL TAX BANDING H £4,748.64 PA (2024-25)
 EPC RATING C (69)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Sole 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.

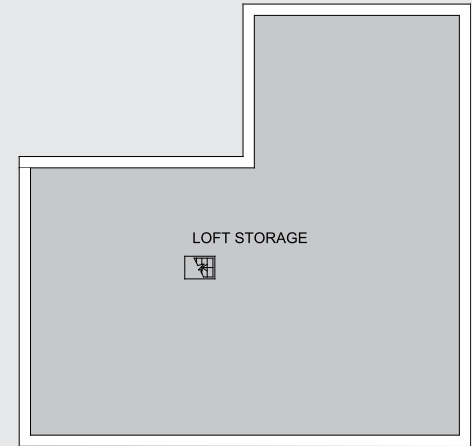


**RED ROOFS, TRAPS LANE
NEW MALDEN KT3**

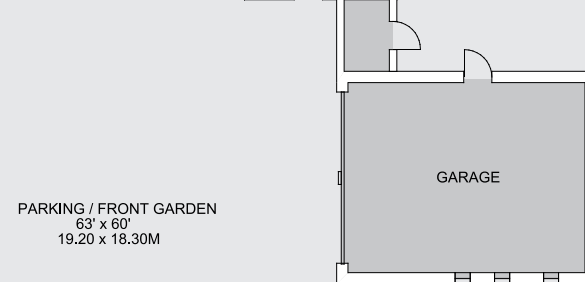
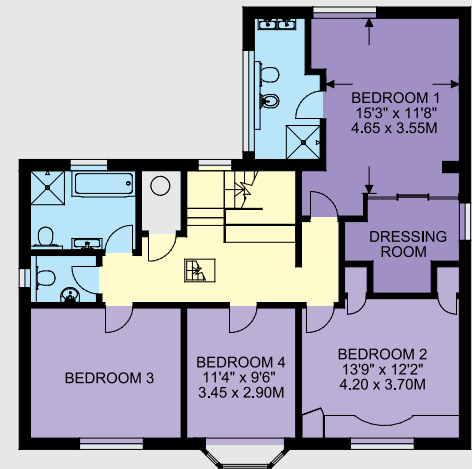
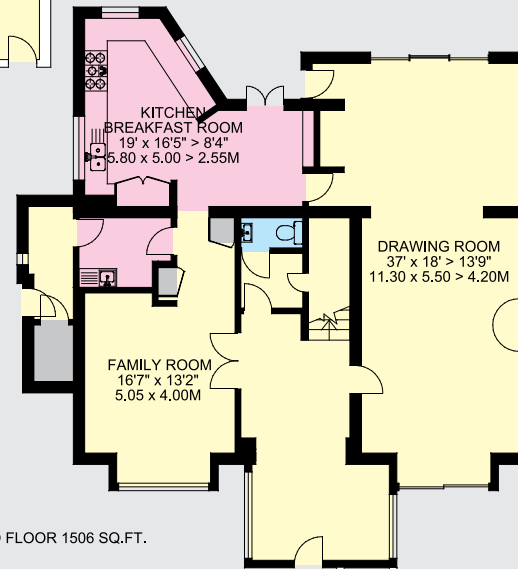
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 2614 SQ.FT. / 242.8 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □ = 1857 SQ.FT. / 172.5 SQ.M.
**TOTAL AREAS SHOWN ON PLAN
 4471 SQ.FT. / 415.3 SQ.M.**



GARDEN
 274'3" x 58'7"
 83.60 x 17.85M



SECOND FLOOR 1108 SQ.FT.



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