



HORNBEAM GARDENS, NEW MALDEN, KT3

£1,000,000 FREEHOLD

A SUPERB FAMILY HOME OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND FEATURING FOUR DOUBLE BEDROOMS, THREE BATHROOMS AND SOUTH FACING REAR GARDEN

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AT A GLANCE

- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- Kitchen
- Cloakroom/WC
- Two En-Suite
- Home Office
- Family Bathroom
- Garden approx. 58ft
- Garage plus Off-Street Parking
- Council Tax Band F
- EPC Rating C

DESCRIPTION

This wonderful family home is set over three floors, offers spacious living accommodation throughout, and features four double bedrooms, three bathrooms and Southerly aspect rear garden.

The property is situated in a private residential cul-de-sac and is surrounded by parkland at the nearby Motspur Park and Manor Park. Commuters will have the choice of Motspur Park train station which provides fast and frequent services into Central London and a variety of bus routes to surrounding areas. Local amenities include nearby convenience shops at Motspur Park, well-regarded primary and secondary schools and leisure centres.

The accommodation on the ground floor consists of a large entrance hall with cloakroom/WC, a dining room which leads into the well-proportioned living/family room and a conservatory, with underfloor heating, overlooking the rear garden. On the first floor, there are two double bedrooms, both with en-suite bathrooms and fitted wardrobes and a home office. On the second floor, there are two further double bedrooms both also including fitted wardrobes and a luxury shower room.

Externally, the well-kept, South facing rear garden extends to approximately 58ft, is high fence enclosed for privacy and includes two patio areas ideal for outside dining and relaxation. To the front, there is a block paved driveway which gives access to the garage.



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ACCOMMODATION

Entrance Hall

Living Room - 18' x 14'6" max (5.49m x 4.42m max)

Dining Room - 9'10" x 9'9" max (3m x 2.97m max)

Conservatory - 16' x 14'7" max (4.88m x 4.45m max)

Kitchen - 9'10" x 9'7" max (3m x 2.92m max)

Cloakroom/WC

Bedroom - 12'7" x 10' max (3.84m x 3.05m max)

En-Suite - 7'5" x 7'5" max (2.26m x 2.26m max)

Bedroom - 13'10" x 11'5" max (4.22m x 3.48m max)

En-Suite - 12'5" x 6'2" max (3.78m x 1.88m max)

Office - 10' x 5'3" max (3.05m x 1.6m max)

Bedroom - 18' x 13'3" max (5.49m x 4.04m max)

Bedroom - 16'6" x 10'3" max (5.03m x 3.12m max)

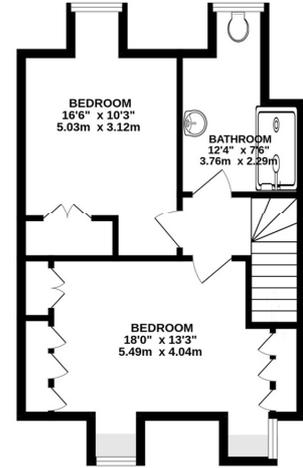
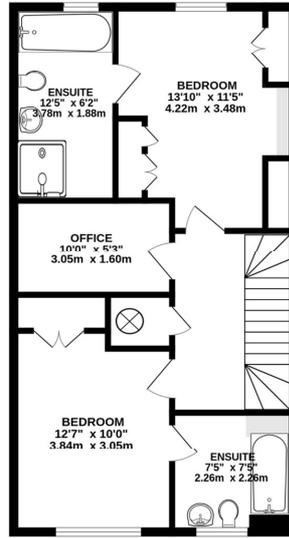
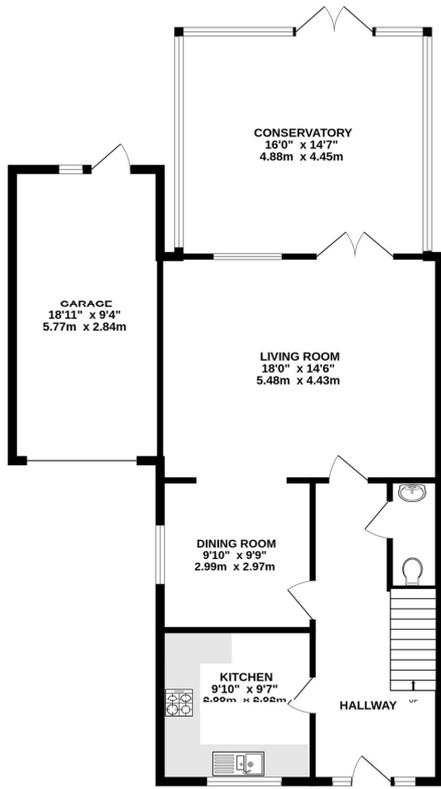
Bathroom - 12'4" x 7'6" max (3.76m x 2.29m max)

Garden - Approx. 58ft

Garage - 18'11" x 9'4" max (5.77m x 2.84m max)

Off Street Parking

Hornbeam Gardens, New Malden KT3 6PY
 INTERNAL FLOOR AREA (APPROX.) 2100 sq ft/ 195 sq m
 Garden extends to 58' (17.68m) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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