



MANOR DRIVE NORTH, NEW MALDEN, KT3

£715,000 FREEHOLD

**A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
FEATURING A BRAND NEW KITCHEN DINER SITUATED
CLOSE TO SEVERAL TRANSPORT LINKS**

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AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Living Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 55ft
- Garage
- Easy Reach of Trains into London
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A beautifully presented link-detached property, featuring spacious room sizes throughout, a stunning kitchen-diner, three well-proportioned bedrooms, and a good sized rear garden.

The property is within easy reach of New Malden town centre and Worcester Park high street, both offering an array of amenities including shops, restaurants, bars and bus routes to Wimbledon, Kingston and Heathrow. Numerous well-regarded schools are close by including Malden Manor Primary and Nursery School and Richard Challenor School.

Commuters will benefit from several nearby train stations including New Malden, Worcester Park, Tolworth and Malden Manor, the latter being the closest and all of which provide fast and frequent services to Central London.

The accommodation comprises a spacious entrance hall, a front aspect living room with bay window and feature fireplace, a second reception room which has been extended and has triple doors to access the garden, a kitchen breakfast room with island, downstairs WC, three bedrooms and a family bathroom. The current owners have recently renovated throughout to include new flooring, new carpets and a brand new kitchen.

Externally, the well-kept rear garden extends to circa 55ft and is mostly laid to lawn with a patio area ideal for outside dining and socialising. To the front of the property, the paved driveway provides plenty of off-street parking and gives access to the garage.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 15'11" x 11'8" max (4.85m x 3.56m max)

Dining/Family Room - 22'6" x 11' max (6.86m x 3.35m max)

Kitchen/Breakfast Room - 14'5" x 14'5" max (4.4m x 4.4m max)

Cloakroom/WC

Bedroom - 15'11" x 11' max (4.85m x 3.35m max)

Bedroom - 14' x 11'1" max (4.27m x 3.38m max)

Bedroom - 8'8" x 7'2" max (2.64m x 2.18m max)

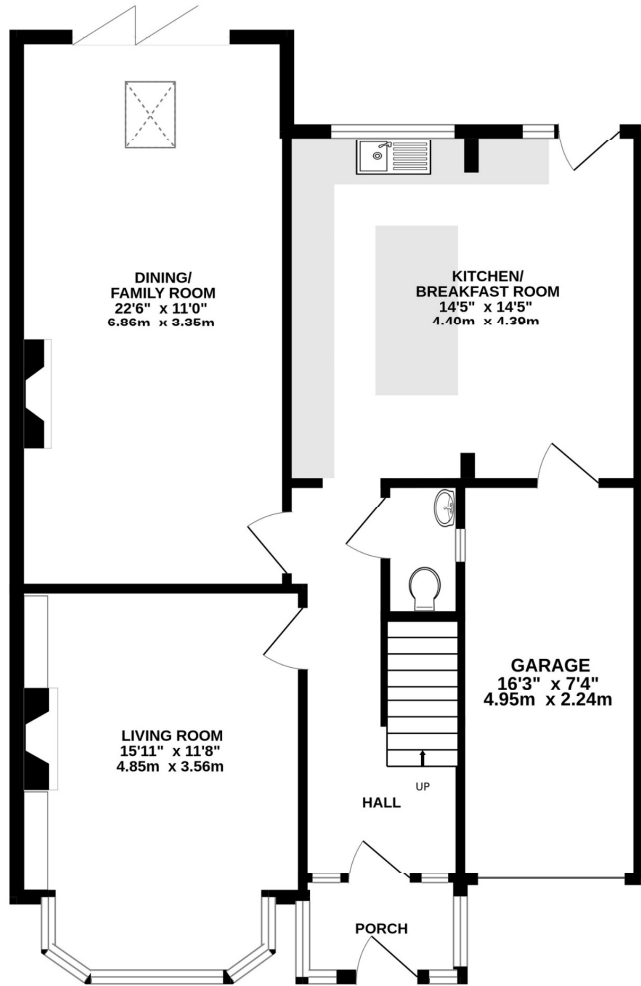
Bathroom - 8'8" x 7'4" max (2.64m x 2.24m max)

Garden - Approx. 55ft

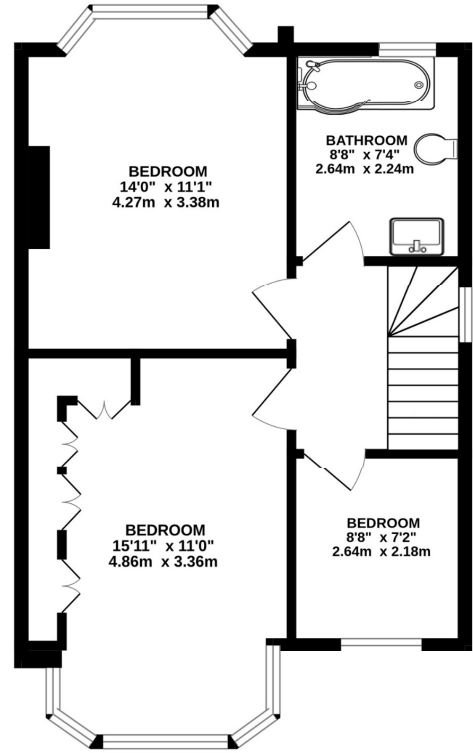
Garage - 16'3" x 7'4" max (4.95m x 2.24m max)

Off Street Parking

**Manor Drive North,
Worcester Park KT3 5PB**
INTERNAL FLOOR AREA
(APPROX.) 1360 sq ft/ 126.35 sq m
Garden extends to 55' (16.76m) approx.



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	82
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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