

## Cromford Way New Malden KT3



- **Four Bedroom Two Bathroom Family House**
- **Newly Refurbished Throughout**
- **Stunning Kitchen/Dining/Family Room**
- **Master Bedroom with En Suite**
- **West Facing Garden**
- **Off Street Parking**

**Price £1,250,000**

In immaculate order, this newly refurbished semi-detached period house provides outstanding accommodation throughout. A spacious entry hall with cloak cupboard and W.C. has double doors opening onto a large reception room with feature wall and double bay windows; double doors also open to a superb kitchen/dining/family room which would easily work well for family dinners or friends for drinks. The room showcases sleek modern kitchen units with built-in appliances and clever lighting and there are bi-fold doors across the back of the property leading onto a large decking area. There is side access and a large studio room at the end of the garden which is currently used as an office. On the first floor there is a master bedroom at the rear of the house with en suite shower room and fitted wardrobes and there are three further double bedrooms and a family bathroom. In addition, there are stairs leading to a loft room which has been boarded and carpeted and provides an amazing "den" space as well as a great storage area. At the front of the house is parking for at least two cars together with an electric charging point. The property is situated in the highly sought after Coombeside location within easy walking distance of excellent schools and transport links. Council Tax Band F. EPC rating D.





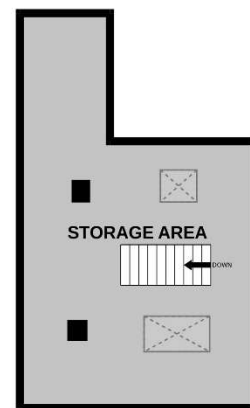
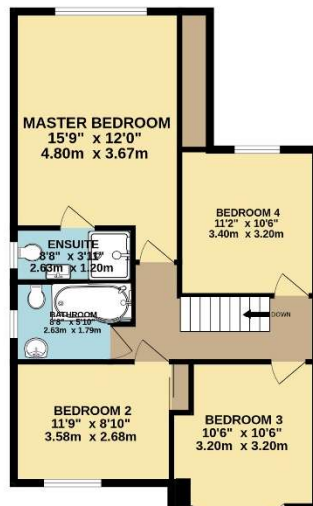
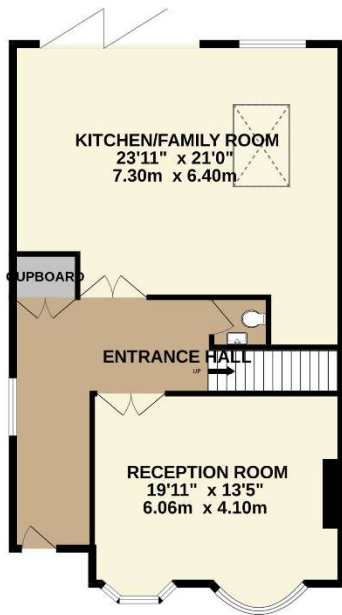
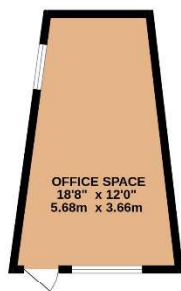




GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.

1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.

2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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